

DOUGLAS COUNTY, NV
RPTT:\$1365.00 Rec:\$40.00
\$1,405.00 Pgs=3

2024-1010044

07/15/2024 01:51 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-11-001-052 and
1220-11-001-051

R.P.T.T.: \$1,365.00

Escrow No.: 24042496-SA

When Recorded Return To:

Timber Court Holdings, LLC

1901 Arabian Lane

Gardnerville, NV 89410

Mail Tax Statements to:

Timber Court Holdings, LLC

1901 Arabian Lane

Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Timber Properties LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

Timber Court Holdings, LLC, a Nevada manager-managed Limited Liability Company

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 10 day of July, 2024.

Timber Properties LLC

BY: [Signature]
Jeffery S. Wass
Manager-Member

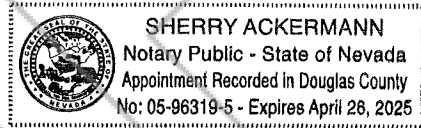
BY: [Signature]
Terry L. Wass
Manager-Member

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 15 day of July, 2024 by Jeffery S. Wass, Manager-Member of Timber Properties LLC, a Nevada Limited Liability Company.

[Signature]
Notary Public



STATE OF montana

COUNTY OF Phillips

This instrument was acknowledged before me on this 10 day of July, 2024, by Terry L. Wass, Manager-Member of Timber Properties LLC, a Nevada Limited Liability Company.

[Signature]
Notary Public

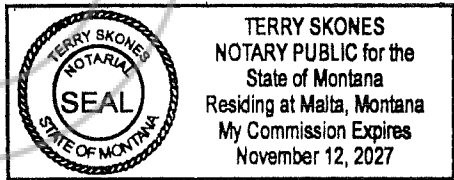
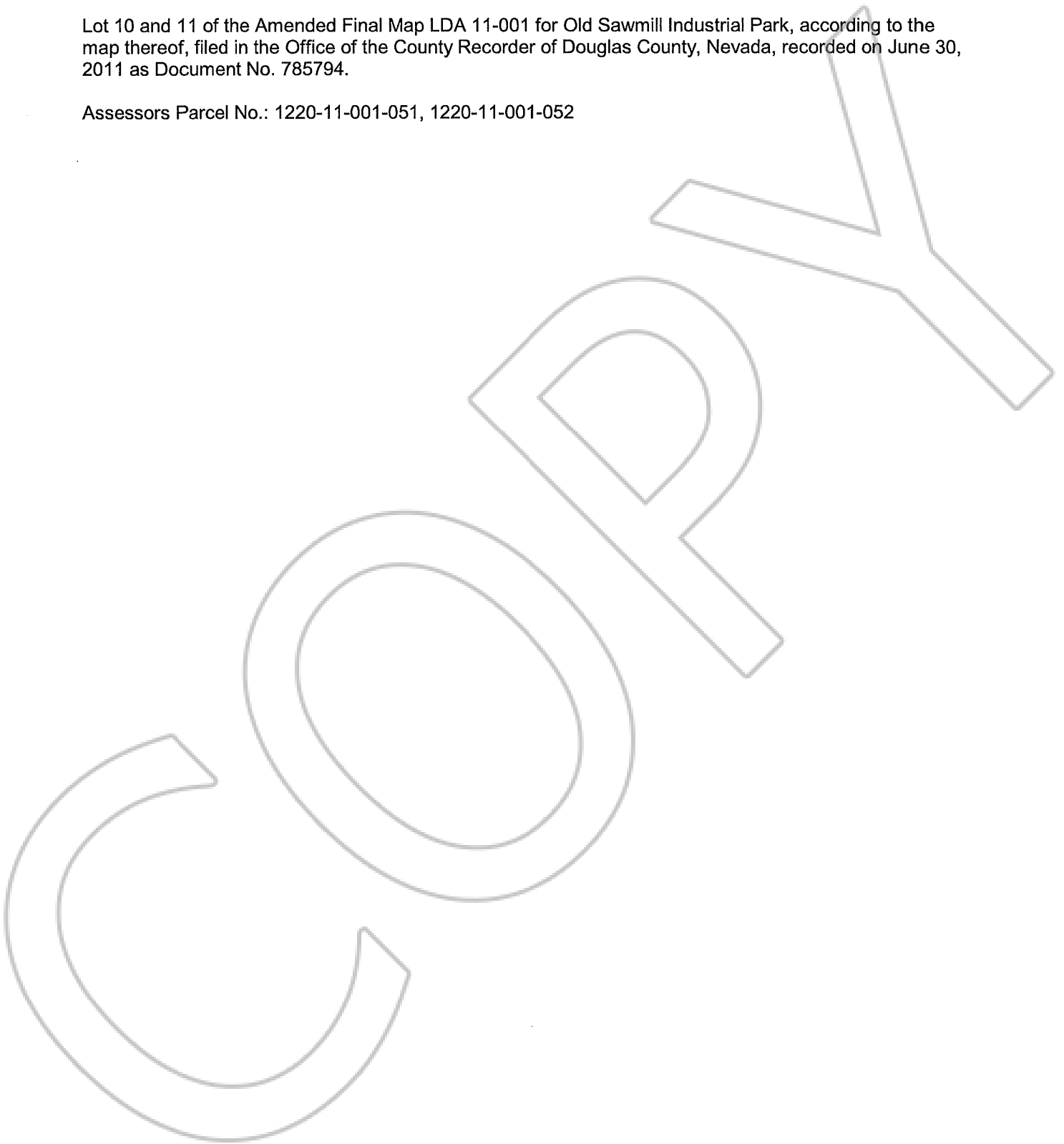


EXHIBIT "A"

Lot 10 and 11 of the Amended Final Map LDA 11-001 for Old Sawmill Industrial Park, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on June 30, 2011 as Document No. 785794.

Assessors Parcel No.: 1220-11-001-051, 1220-11-001-052



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-11-001-052
 b) 1220-11-001-051
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$350,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$350,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$1,365.00</u> |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: *JA* Capacity: _____ Grantor *ESCROW*

Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Timber Properties LLC
 Address: 1767 Solitude Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Timber Court Holdings, LLC
 Address: 1901 Arabian Lane
 City: Gardnerville
 State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 24042496-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED