

DOUGLAS COUNTY, NV
RPTT:\$2437.50 Rec:\$40.00
\$2,477.50 Pgs=3
TOIYABE TITLE
SHAWNYNE GARREN, RECORDER

APN: 1320-30-511-021

RPTT: 2,437.50

Escrow No.: TTL-24-5560

When recorded return to:

Jackson Trung Doan and

Venus Mely Doan

1767 La Cita Way

Minden, NV 89423

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That **Jeffrey L. Prater and Kama J. Blasing, husband and wife, as joint tenants**

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **Jackson Trung Doan and Venus Mely Doan, husband and wife, as community property with right of survivorship**

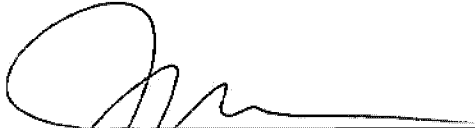
All that real property situated in the City of Minden, County of Douglas, State of Nevada described as follows:

See Exhibit "A" attached hereto and made a part hereof.

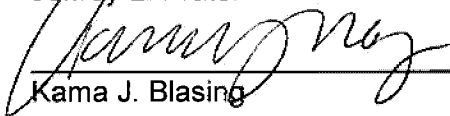
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Signature continues on Page 2.

Witness my hand(s) this 22nd day of July, 2024.



Jeffrey L. Prater



Kama J. Blasing

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on this 22nd day of July, 2024, by Jeffrey L. Prater and Kama J. Blasing.



NOTARY PUBLIC


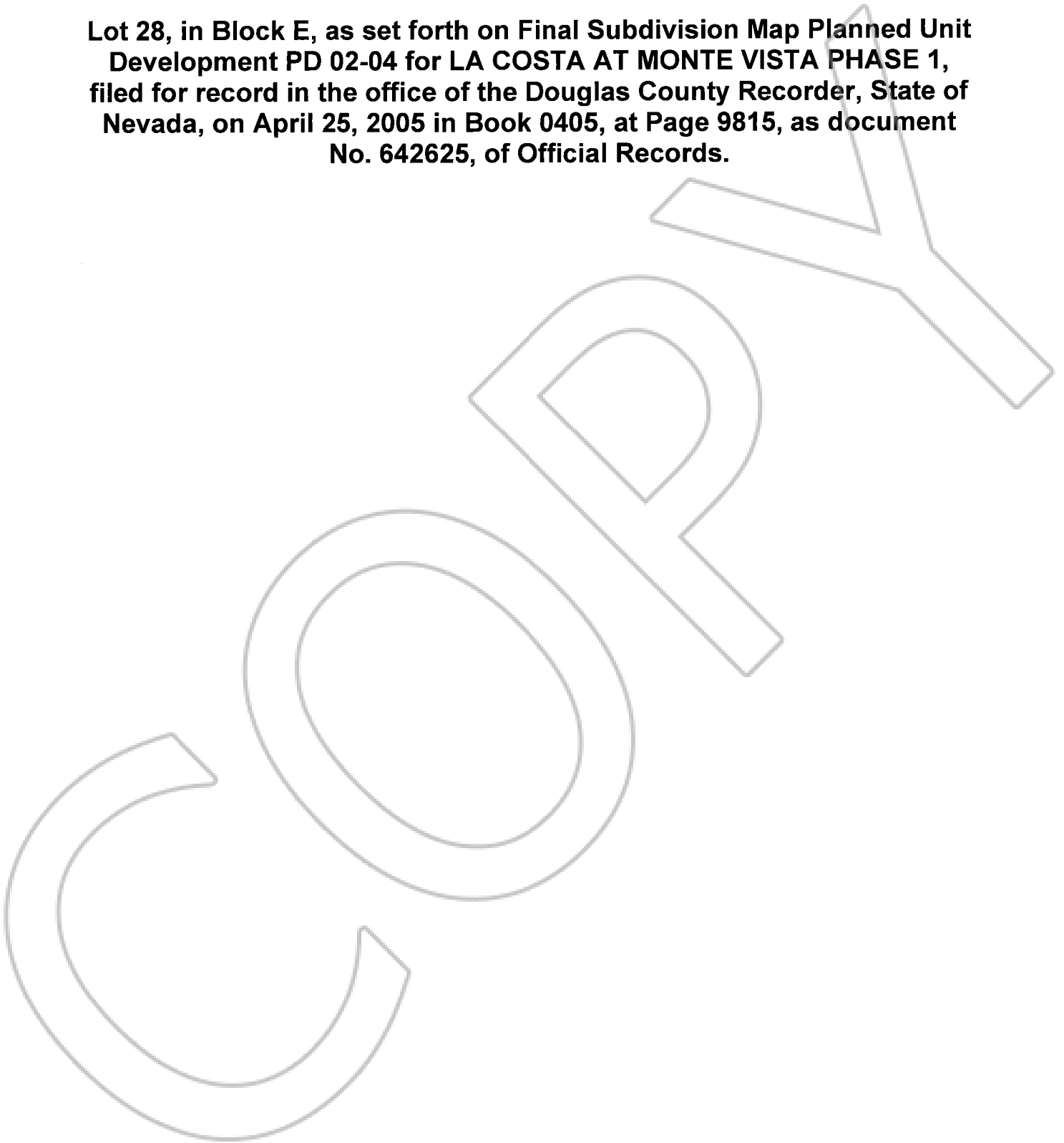
 M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5980-05 - Expires November 13, 2024

Exhibit "A"

Lot 28, in Block E, as set forth on Final Subdivision Map Planned Unit Development PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 25, 2005 in Book 0405, at Page 9815, as document No. 642625, of Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-511-021
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

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

3. a. Total Value/Sale Price of Property: \$625,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$625,000.00
 d. Real Property Transfer Tax Due: \$2,437.50

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: *M. Bowen* Capacity: Escrow Officer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Jeffrey L. Prater and Kama J. Blasing</u>	Print Name: <u>Jackson Trung Doan and Venus Mely Doan</u>
Address: <u>2368 Kincaid Avenue</u>	Address: <u>1767 La Cita Way</u>
City: <u>Minden</u>	City: <u>Minden</u>
State: <u>NV</u> Zip: <u>89423</u>	State: <u>NV</u> Zip: <u>89423</u>

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5560
 Address: 1625 Nevada 88, Suite 407
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED