

APN: 1022-10-002-105

RPTT: 1,521.00

Escrow No.: TTL-24-5555

When recorded return to:

Jeremy Lee Hoff, Robert Fredric Mitchell,

And Kathleen Ann Mitchell

621 W. Riverside Dr. #238

Parker, AZ 85344

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That ***Daniel E. Finley and Dawn B. Finley, husband and wife, as joint tenants with right of survivorship***

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to ***Jeremy Lee Hoff, an unmarried man, and Robert Fredric Mitchell and Kathleen Ann Mitchell, husband and wife, all as joint tenants***

All that real property situated in the City of Wellington, 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 17th day of July, 2024.

Daniel E. Finley
Daniel E. Finley

Dawn B. Finley
Dawn B. Finley

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on this 17th day of July, 2024, by
Daniel E. Finley and Dawn B. Finley.

Lisa Voelka
NOTARY PUBLIC

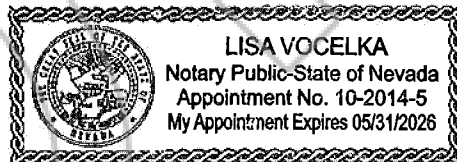
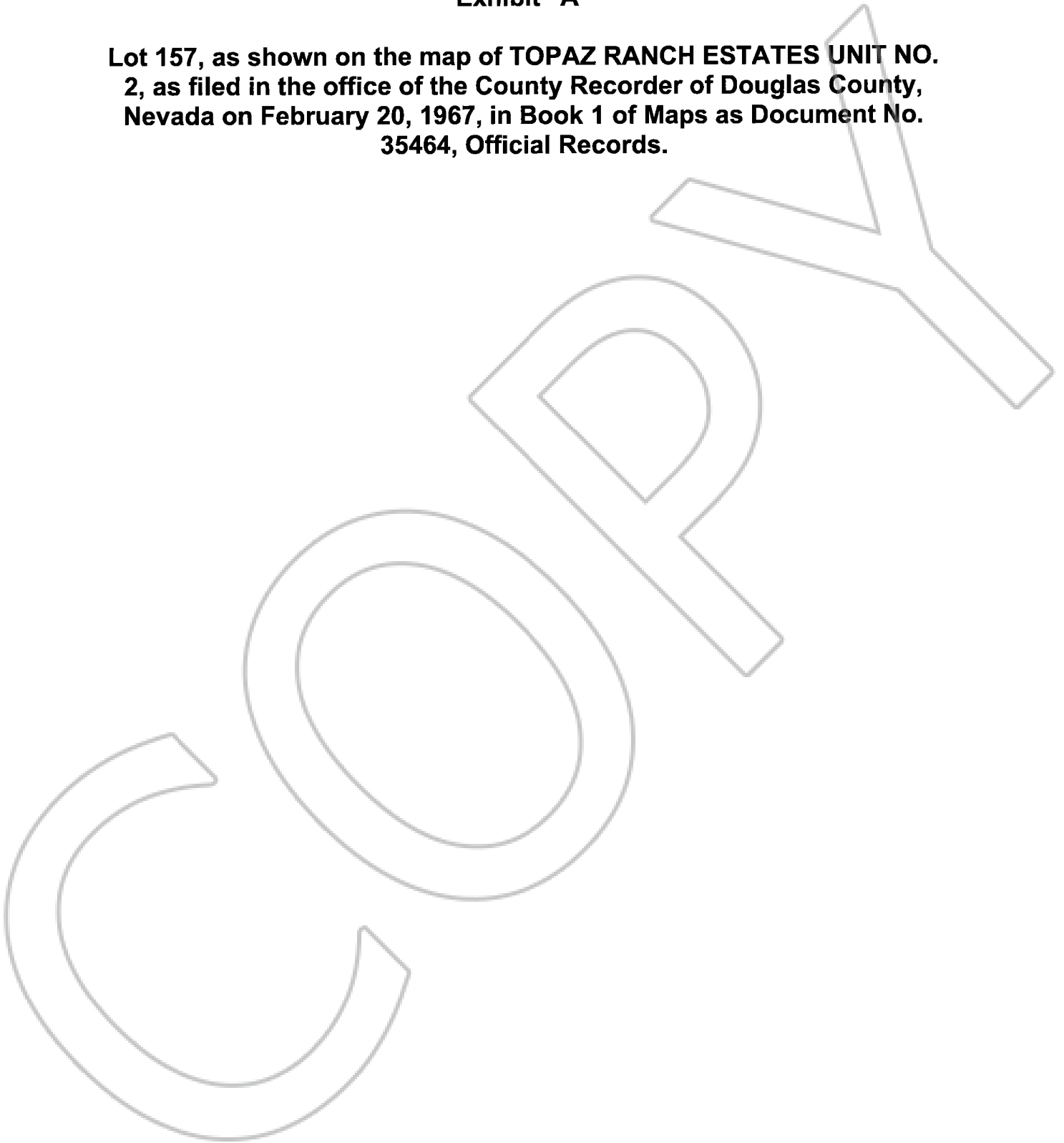


Exhibit "A"

Lot 157, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 2, as filed in the office of the County Recorder of Douglas County, Nevada on February 20, 1967, in Book 1 of Maps as Document No. 35464, Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-10-002-105
 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: \$390,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$390,000.00
 d. Real Property Transfer Tax Due: \$1,521.00

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: *[Handwritten Signature]* Capacity: Escrow Officer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Daniel E. Finley and Dawn B. Finley</u>	Print Name: <u>Jeremy Lee Hoff, Robert Fredric Mitchell, and Kathleen Ann Mitchell</u>
Address: <u>120 South Massachusetts Street</u>	Address: <u>621 West Riverside Drive</u>
City: <u>Lake Elsinore</u>	City: <u>Parker</u>
State: <u>CA</u> Zip: <u>92530</u>	State: <u>AZ</u> Zip: <u>85344</u>

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5555
 Address: 1625 Nevada 88, Suite 407
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED