

DOUGLAS COUNTY, NV **2024-1010818**
RPTT:\$2106.00 Rec:\$40.00
\$2,146.00 Pgs=3 **08/08/2024 08:56 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-05-210-033
R.P.T.T.: \$2,106.00
Escrow No.: 24041749-SUB
When Recorded Return To:
Thuy Oanh T Tran and William Luong
1458 Jett Way
Carson City, NV 89705

Mail Tax Statements to:
Thuy Oanh T Tran and William Luong
1458 Jett Way
Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JC VALLEY KNOLLS 2, LLC, a Nevada Limited Liability Company

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

Thuy Oanh Thi Tran, an unmarried woman and William Luong, an unmarried man, as joint tenants

all that real property situated in the City of Carson City, 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.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 24041749-SUB

Dated this 7th day of August, 2024.

JC VALLEY KNOLLS, LLC

BY: *Darci Hendrix*
Darci Hendrix, Manager

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 7th day of August, 2024 by Darci Hendrix, Manager of JC VALLEY KNOLLS 2, LLC, a Nevada Limited Liability Company.

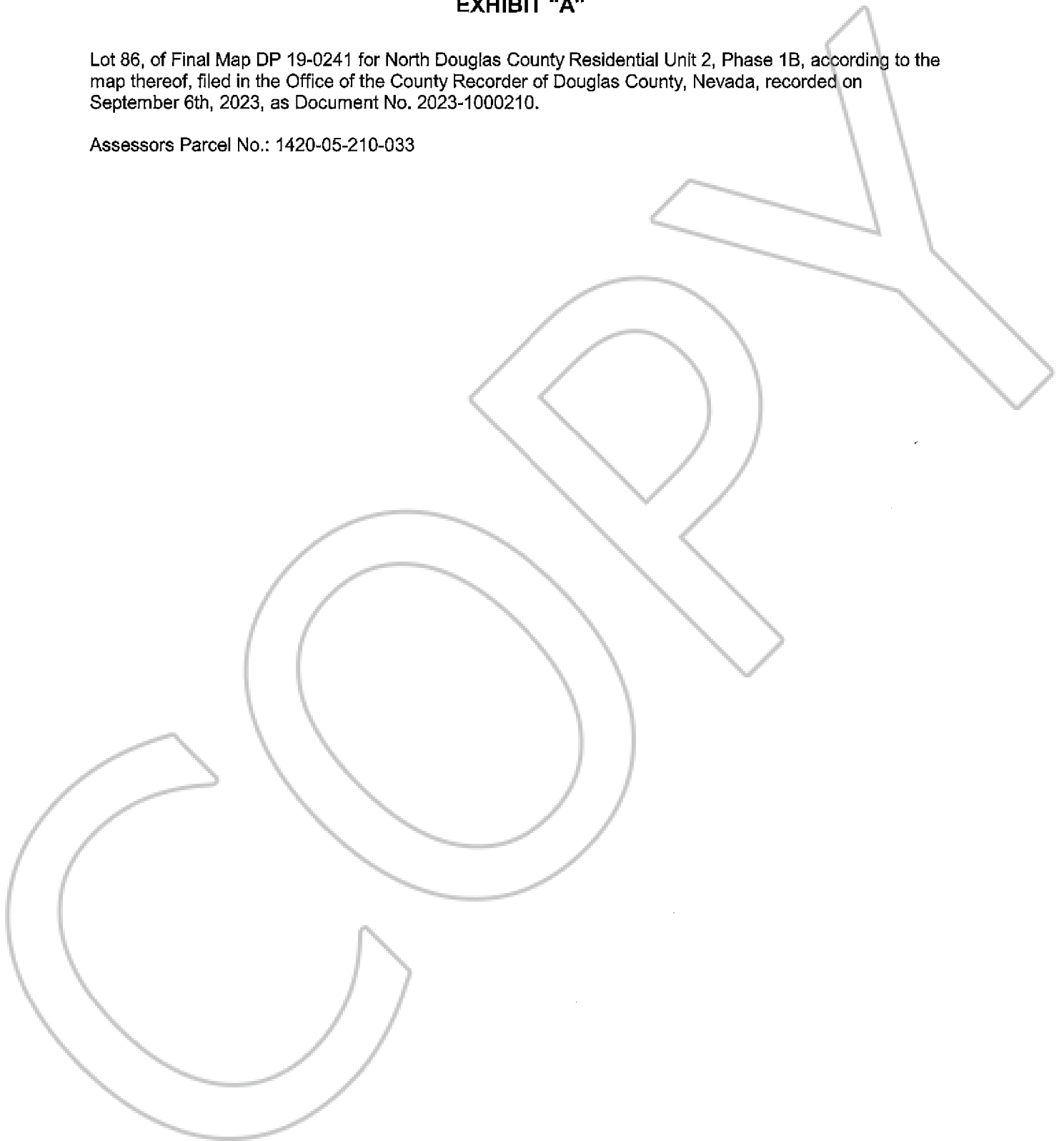
Rachel Quilici
Notary Public

 **RACHEL QUILICI**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 17-2646-2 - Expires May 16, 2025

EXHIBIT "A"

Lot 86, of Final Map DP 19-0241 for North Douglas County Residential Unit 2, Phase 1B, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on September 6th, 2023, as Document No. 2023-1000210.

Assessors Parcel No.: 1420-05-210-033



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-05-210-033
 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: \$539,652.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$539,652.00
 d. Real Property Transfer Tax Due: \$2,106.00

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: *[Signature]* Capacity: Agent
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JC VALLEY KNOLLS 2, LLC
 Address: 5400 Equity Ave
 City: Reno
 State: NV Zip: 89502

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Thuy Oanh T Tran and William Luong
 Address: 1458 Jett Way
 City: Carson City
 State: Nevada Zip: 89705

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24041749-SUB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED