

DOUGLAS COUNTY, NV **2024-1010909**
RPTT:\$1950.00 Rec:\$40.00
\$1,990.00 Pgs=3 **08/12/2024 03:50 PM**
TICOR TITLE - RENO 500 W PLUMB LN STE B NV
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1319-30-612-006

Order No.: TTR2401854-AF

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Bradley B. Dickson, Trustee of the Mustang
Revocable Trust
1455 Graff Ave
San Leandro, CA 94577

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,950.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DC Capital Holdings, LLC, a Nevada limited liability company,

do(es) hereby GRANT, BARGAIN AND SELL to

Bradley B. Dickson, Trustee of the Mustang Revocable Trust

the real property situated in the County of Douglas, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 8/8/24

DC Capital Holdings, LLC, a Nevada limited liability company

BY: [Signature]

David K Colarchik, Manager

State of NEVADA

County of WASHOE

This instrument was acknowledged before me on this 8TH day of AUGUST, 2024, by David K. Colarchik.

[Signature]
Notary Public

[SEAL]



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1319-30-612-006

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Unit F, as set forth on the Condominium Map of Lot 8 of Second Amended Map of Tahoe Village Unit No. 2, recorded February 2, 1979, in Book 279, Page 127, as Document No. 29639, Official Records of Douglas County, State of Nevada.

TOGETHER WITH an undivided 1/12th interest in and to that portion designated Common Area as set forth on the Condominium Map of Lot 8, of Second Amended Map of Tahoe Village No. 2, recorded February 2, 1979, as Document No. 29639 Official Records of Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1319-30-612-006
 b. _____
 c. _____
 d. _____

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

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 500,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 500,000.00
 d. Real Property Transfer Tax Due \$ 1,950.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 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 that 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 Kymberl Gaultt Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: DC Capital Holdings, LLC, a Nevada limited liability company
 Address: PO Box 6788
 City: INCLINE VILLAGE
 State: NV Zip: 89450

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Bradley B. Dickson, Trustee of the Mustang Revocable Trust
 Address: 1455 Graff Ave
 City: San Leandro
 State: CA Zip: 94577

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2401854
 Address: 500 W Plumb Lane, Suite B
 City: Reno State: NV Zip: 89509