DOUGLAS COUNTY, NV

RPTT:\$1950.00 Rec:\$40.00

2024-1010909

08/12/2024 03:50 PM \$1,990.00 Pgs=3 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 liabilty 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:

DC Capital Holdings, LLC, a Nevada limited liabilty company

David K Colarchik, Manager

State of NEVADA

County of WASHOE

This instrument was acknowledged before me on this 🔏 🤭 day of AUGUST,

[SEAL]

STEVIE HERRERA Notary Public - State of Nevada

Appointment Recorded in Washoe County No: 09-11164-2 - Expires October 12, 2025

EXHIBIT "A"

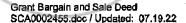
Legal Description

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

	Assessor's Parcel Number(s)	
	a. <u>1319-30-612-006</u>	\ \
1	D	\ \
1	·	\ \
4	1.	. \ \
2.	Type of Property:	\ \
	a.	FOR RECORDERS OPTIONAL USE ONLY
	c. Condo/Twnhse d. \square 2-4 Plex	
		Book Page:Page:
		Notes:
	g. Agricultural h. Mobile Home	nous.
	Other	
3.	a. Total Value/Sales Price of Property	\$ 500,000.00
	b. Deed in Lieu of Foreclosure Only (value of property	y) (
	c. Transfer Tax Value:	\$ 500,000.00
	d. Real Property Transfer Tax Due	\$ 1,950.00
4.	If Exemption Claimed:	43,550,00
••		NONE
	a. Transfer Tax Exemption per NRS 375.090, Section	NONE
	b. Explain Reason for Exemption:	
5.	Partial Interest: Percentage being transferred: 100.00	0%
	e undersigned declares and acknowledges, under penalty	
	NRS 375.110, that the information provided is correct	
and	can be supported by documentation if called upon to su	ubstantiate the information provided herein
	rthermore, the parties agree that disallowance of any claim	
	ditional tax due, may result in a penalty of 10% of the tax	
	NRS 375.030, the Buyer and Seller shall be jointly and s	
	VIIIAA WALITH	CO - \
Sig	mature W OW X X	_ Capacity: Granter ESCO
Sir	nature	Congainty Granton
UIE	nacuto	Capacity: Grantee
<u>SE</u>	LLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
/	(REQUIRED)	(REQUIRED)
		/
Pri	nt Name: DC Capital Holdings, LLC, a Nevada	Print Name: Bradley B. Dickson, Trustee of the
	limited liabilty company	Mustang Revocable Trust
	dress: PO Box 6788	Address: 1455 Graff Ave
-	y: INCLINE VILLAGE	City: San Leandro
219	te: NV Zip: 89450	State: CA Zip: 94577
<u>C</u> (MPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
	nt Name: Ticor Title of Nevada, Inc.	Escrow # TTR2401854
	dress: 500 W Plumb Lane, Suite B	
Cit		State: NV Zip: 89509
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