

A.P.N.: 1320-30-513-016  
File No: 143-2667961 (et)  
R.P.T.T.: \$3,363.75

When Recorded Mail To: Mail Tax Statements To:  
John M. and Sandra J. Cornelius Living Trust  
1785 Torina Way  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Custom Craft Builders, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

John M. Cornelius and Sandra J. Cornelius, Trustees of the John M. and Sandra J. Cornelius Living Trust, dated September 3, 2003

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

**PARCEL I:**

**LOT 37 IN BLOCK B, AS SHOWN ON THAT CERTAIN FINAL SUBDIVISION MAP FOR LA COSTA AT MONTE VISTA PHASE 4, RECORD IN THE OFFICE OF THE COUNTY RECORDER, ON DECEMBER 21, 2021, AS INSTRUMENT NO. 2021-978755, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**PARCEL II:**

**AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREAS AS SHOWN AND DELINEATED ON SAID MAP.**

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

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.

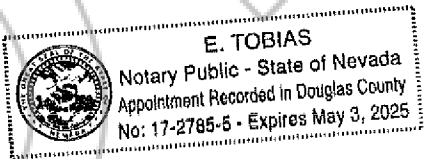
Custom Craft Builders, LLC, a Nevada limited liability company

By: [Signature]  
Name: Kimball A. Posnien  
Title: Authorized Signor

STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 09.15.2024 by **Kimball A. Posnien, Authorized Signor .**

[Signature]  
Notary Public  
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2667961.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-30-513-016  
 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  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$862,471.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$862,471.00  
 d) Real Property Transfer Tax Due \$3,363.75

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Capacity: agent  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Custom Craft Builders  
 Address: 440 Foothill Rd  
 City: Gardnerville  
 State: NV                      Zip: 89460

Print Name: John M. and Sandra J. Cornelius Living Trust  
 Address: 1785 Torina Way  
 City: Minden  
 State: NV                      Zip: 89423

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

Print Name: First American Title Insurance Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2667961 et/ et  
 State: NV                      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)