

DOUGLAS COUNTY, NV
RPTT:\$3666.00 Rec:\$40.00
\$3,706.00 Pgs=6

2024-1011181

08/20/2024 02:54 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1319-18-214-008

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Joel A. Bond and Nyika A. Allen
213 Spruce Ct
San Rafael, CA 94903

Escrow No.: ZC3862-JL

RPTT \$3,666.00

Document Signed in Counterpart

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Tyler Brock Matta, who acquired title as an unmarried man and Sage Matta, Husband and Wife

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Joel A. Bond and Nyika A. Allen, Husband And Wife As Community Property

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

Document Signed in Counterpart

Tyler Brock Matta

Sage Matta
Sage Matta

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 8/13/24

by Sage Matta

J. Lane (seal)
Notary Public

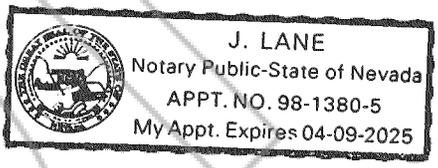
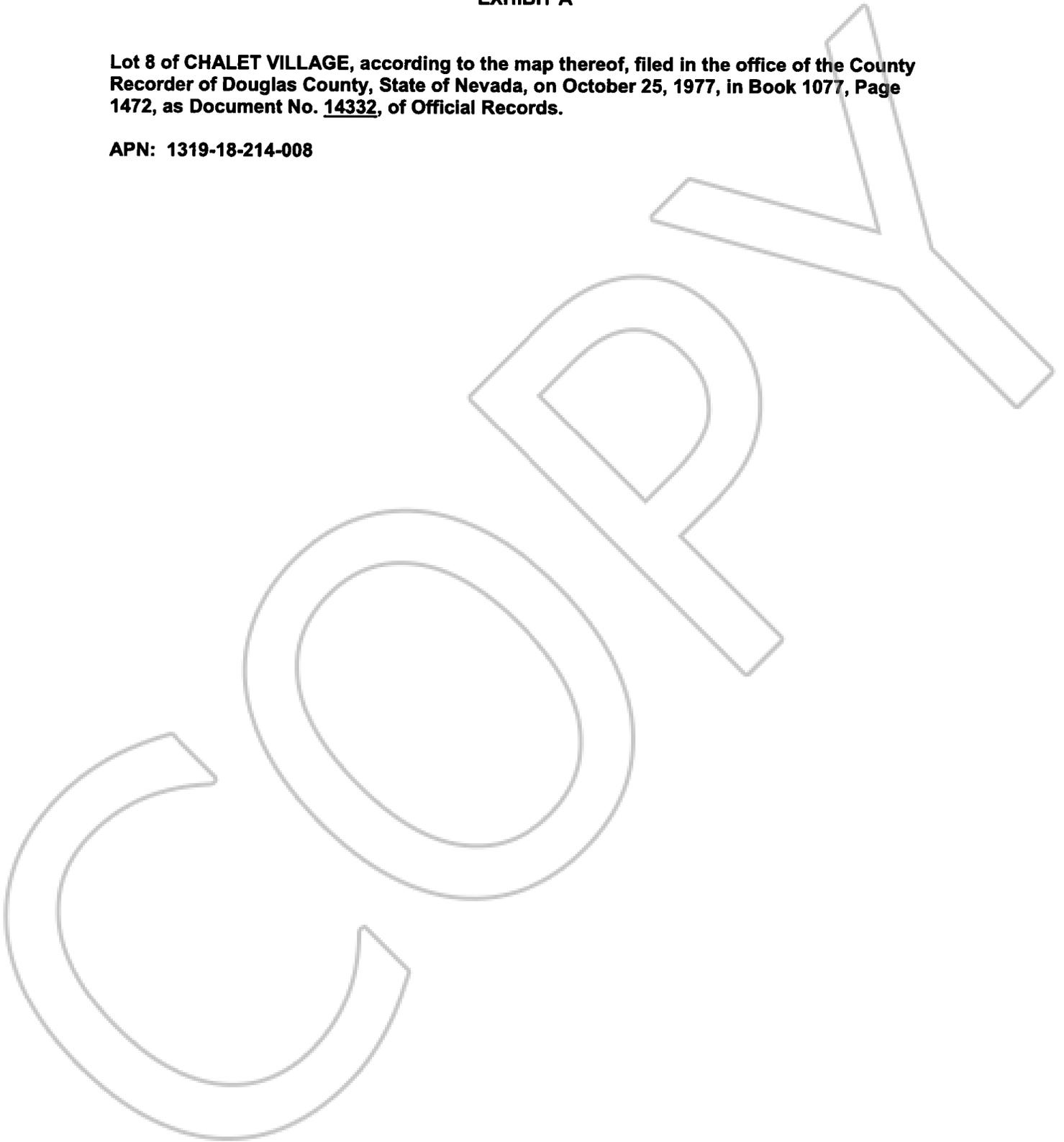


EXHIBIT A"

Lot 8 of CHALET VILLAGE, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 25, 1977, in Book 1077, Page 1472, as Document No. 14332, of Official Records.

APN: 1319-18-214-008



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Tyler Brock Matta

Document Signed in Counterpart

Sage Matta

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 8/14/2024

by

Tyler Brock Matta

Jane
Notary Public

(seal)

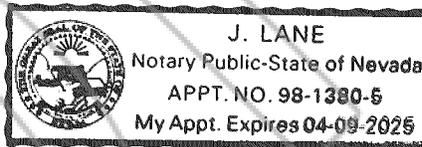
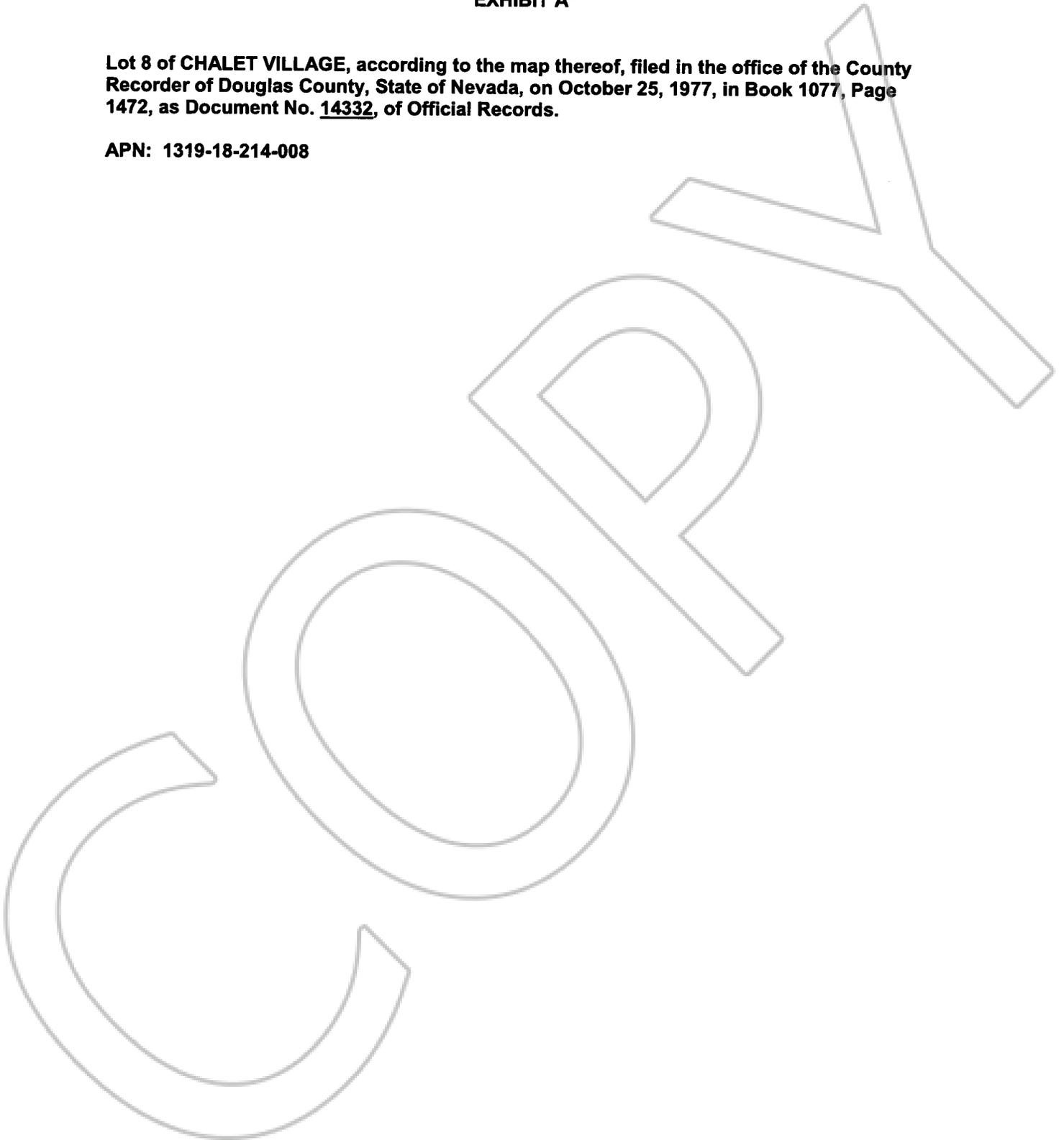


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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-18-214-008
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$940,000.00
Transfer Tax Value \$940,000.00
Real Property Transfer Tax Due: \$3,666.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____

Grantor _____

Signature _____

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Tyler Brock Matta
Address: PO Box 4220
Stateline, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Joel A. Bond
Address: 213 Spruce Ct
San Rafael, CA 94903

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

Print Name: Signature Title Company LLC Escrow #: ZC3862-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448