

APN: 1320-35-001-060  
R.P.T.T.: \$5,194.80  
Escrow No.: 24042841-LS  
When Recorded Return To:  
Tyler Matta and Sage Matta  
1590 East Valley Road  
Gardnerville, NV 89410

Mail Tax Statements to:  
Tyler Matta and Sage Matta  
1590 East Valley Road  
Gardnerville, NV 89410

DOUGLAS COUNTY, NV  
RPTT:\$5194.80 Rec:\$40.00  
\$5,234.80 Pgs=4  
2024-1011185  
08/20/2024 03:34 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Victor Herman Wyrsh, Trustee of The Gregory Lance Wyrsh Living Trust dated February 6, 2024**

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

**Tyler Matta and Sage Matta, husband and wife, as joint tenants**

all that real property situated in the Town of Gardnerville, 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.

Dated this 13 day of August, 2024.

The Gregory Lance Wyrsh Living Trust dated February 6, 2024

BY: *Victor Wyrsh*  
Victor Herman Wyrsh  
Trustee

STATE OF ~~NEVADA~~ <sup>CA</sup> CALIFORNIA  
COUNTY OF SAN FRANCISCO

This instrument was acknowledged before me on this 13<sup>th</sup> day of August, 2024 by Victor Herman Wyrsh, as Trustee of The Gregory Lance Wyrsh Living Trust dated February 6, 2024.

*[Signature]*  
Notary Public



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco )

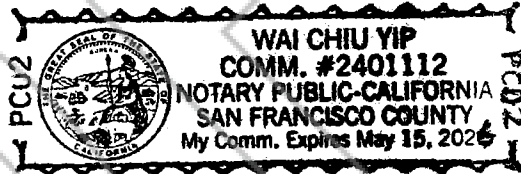
On August 13, 2024 before me, Wai Chiu Yip, notary public  
(insert name and title of the officer)

personally appeared Victor Herman Wyrsh  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



## EXHIBIT "A"

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

Parcel 2, as shown on the Record of Survey in Support of a Boundary Line Adjustment for The Rick B. Parigini 2007 Revocable Trust & Gerald H. Weske, and Renee L. Weske, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on November 30, 2015, as File No. 2015-873345, Official Records, being more particularly described as follows:

A parcel of land within the N 1/2 of Section 35, T. 13 N., R 20 , M.D.B. & M., in Douglas County, Nevada and more particularly described as follows:

Commencing at the Northwest corner of Section 35, T. 13 N., R. 20 ., M.D.B.&M.; thence S 80° 37' 55" E a distance of 1,540.02 feet to the TRUE POINT OF BEGINNING; thence S 89° 13' 13" E a distance of 1,328.36 feet; thence S 12° 40' 45" E a distance of 31.57 feet; thence along a curve to the left, having a central angle of 5° 57' 20", with a radius of 2000.00 feet, an arc distance of 207.89 feet; thence N 89° 13' 13" W a distance of 1393.19 feet; thence N 00° 27' 10" E a distance of 230.01 feet to the TRUE POINT OF BEGINNING.

The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on July 25, 2018, as Document No. 2018-917201, Official Records.

Assessors Parcel No.: 1320-35-001-060

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-35-001-060  
 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: \$1,332,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,332,000.00  
 d. Real Property Transfer Tax Due: \$5,194.80

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: *Michael* Capacity: Grantor Agent  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Victor Herman Wyrsh, Trustee of The  
 Gregory Lance Wyrsh Living Trust  
 Print Name: dated February 6, 2024      Print Name: Tyler Matta and Sage Matta  
 Address: 153 Las Juanitas Wy      Address: 1590 East Valley Road  
 City: Walnut Creek      City: Gardnerville  
 State: CA      Zip: 94507      State: Nevada      Zip: 89410

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

Print Name: First Centennial Title Company of Nevada      Esc. #: 24042841-LS  
 Address: 500 Damonte Ranch Pkwy, Ste 820  
 City: Reno      State: NV      Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED