

DOUGLAS COUNTY, NV  
RPTT:\$1618.50 Rec:\$40.00  
\$1,658.50 Pgs=3  
2024-1011905  
09/06/2024 03:43 PM  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1420-07-817-029
<b>R.P.T.T.</b>	\$1,618.50
<b>File No.:</b>	2402082 KB
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
John Payan and Cheryl Fralinger	
913 Vassar Street	
Carson City, NV 89705	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Huckleberry Corp., a Nevada corporation**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Cheryl Fralinger, a single person and John Payan, a single person, as joint tenants**

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 5, 2024

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Huckleberry Corp., a Nevada corporation

By: [Signature]  
Tim Holden, President

By: [Signature]  
Travis Powell, Secretary

State of Nevada )  
 ) ss  
County of Washoe )

This instrument was acknowledged before me on the 5<sup>th</sup> day of September, 2024  
By: Tim Holden and Travis Powell as President and Secretary of Huckleberry Corp., a Nevada corporation

Signature: [Signature]  
Notary Public

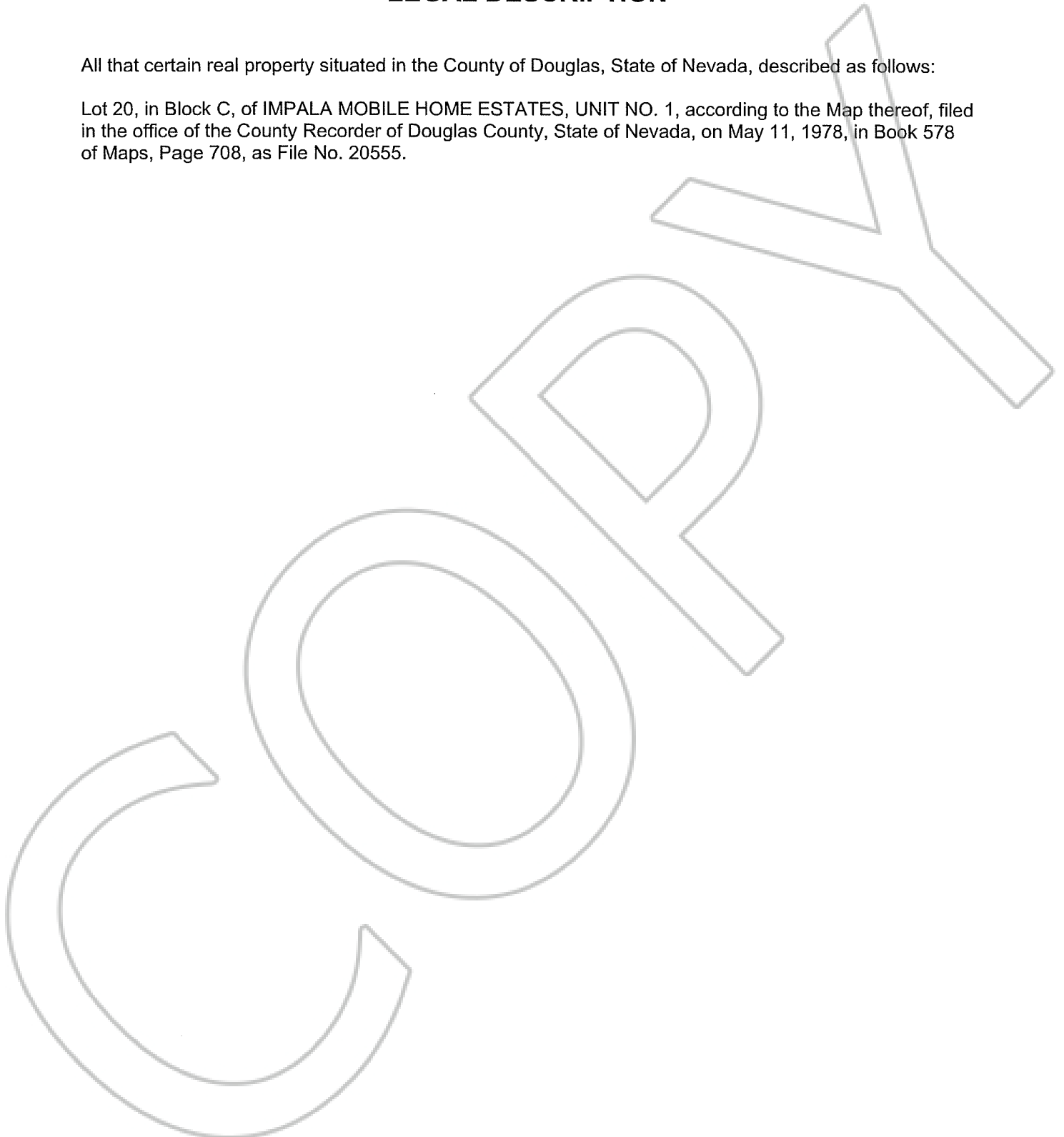
My Commission Expires: 8/13/25

 SARAH STEELE  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 21-2442-02 - Expires August 13, 2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Lot 20, in Block C, of IMPALA MOBILE HOME ESTATES, UNIT NO. 1, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 11, 1978, in Book 578 of Maps, Page 708, as File No. 20555.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-07-817-029  
 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                      \$ 415,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 415,000.00  
 d. Real Property Transfer Tax Due                                \$ 1,618.50

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 \_\_\_\_\_ Capacity                      Grantor  
 Signature \_\_\_\_\_ Capacity                      Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Huckleberry Corp., a Nevada corporation  
 Address: 75 McCabe Dr #19285  
 City: Reno  
 State: NV                      Zip: 89511

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: John Payan and Cheryl Fralinger  
 Address: 913 Vassar Street  
 City: Carson City  
 State: NV                      Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 2402082 KB  
 Address: 540 W Plumb Ln, Suite 100  
 City: Reno                      State: NV                      Zip: 89509