

DOUGLAS COUNTY, NV  
RPTT:\$2047.50 Rec:\$40.00  
\$2,087.50 Pgs=4  
TOIYABE TITLE  
SHAWNYNE GARREN, RECORDER

**APN: 1220-15-610-014**

**RPTT: 2,047.50**

**Escrow No.: TTL-24-5590**

**When recorded return to:**

**BuzzBandz LLC, a Nevada Limited**

**Liability Company**

**1665 Toler Ln.**

**Gardnerville, NV 89410**

**Mail Tax Statement to:**

**Grantee same as above**

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That **THOMAS L. AVANT SR. and LYNN L. AVANT, Co-Trustees of the AVANT FAMILY TRUST U/D/T dated November 17, 2004 for the benefit of the AVANT Family**

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **BuzzBandz LLC, a Nevada Limited Liability Company**

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada 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

*Signature continues on Page 2.*

**SIGNED IN COUNTERPART**

Grant, Bargain, Sale Deed cont'd.  
Escrow No. TTL-24-5590  
Page Two

Witness my hand(s) this 6<sup>th</sup> day of September, 2024.

The Avant Family Trust U/D/T dated November 17, 2004

By: Thomas L. Avant Sr.  
Thomas L. Avant, Sr., Co-Trustee

By: \_\_\_\_\_  
Lynn L. Avant, Co-Trustee

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on this 6<sup>th</sup> day of September, 2024, by  
Thomas L. Avant, Sr.

Lisa Voelka  
NOTARY PUBLIC



STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by  
Lynn L. Avant.

\_\_\_\_\_  
NOTARY PUBLIC

Grant, Bargain, Sale Deed cont'd.  
Escrow No. TTL-24-5590  
Page Two

Witness my hand(s) this 6 day of September, 2024.

The Avant Family Trust U/D/T dated November 17, 2004

By: \_\_\_\_\_  
Thomas L. Avant, Sr., Co-Trustee

By: *Lynn L. Avant*  
Lynn L. Avant, Co-Trustee

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

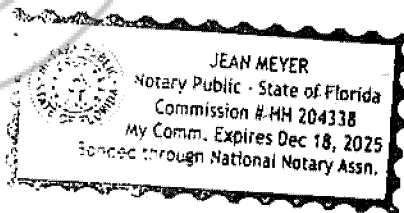
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by  
Thomas L. Avant, Sr.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF Florida  
COUNTY OF Sarasota

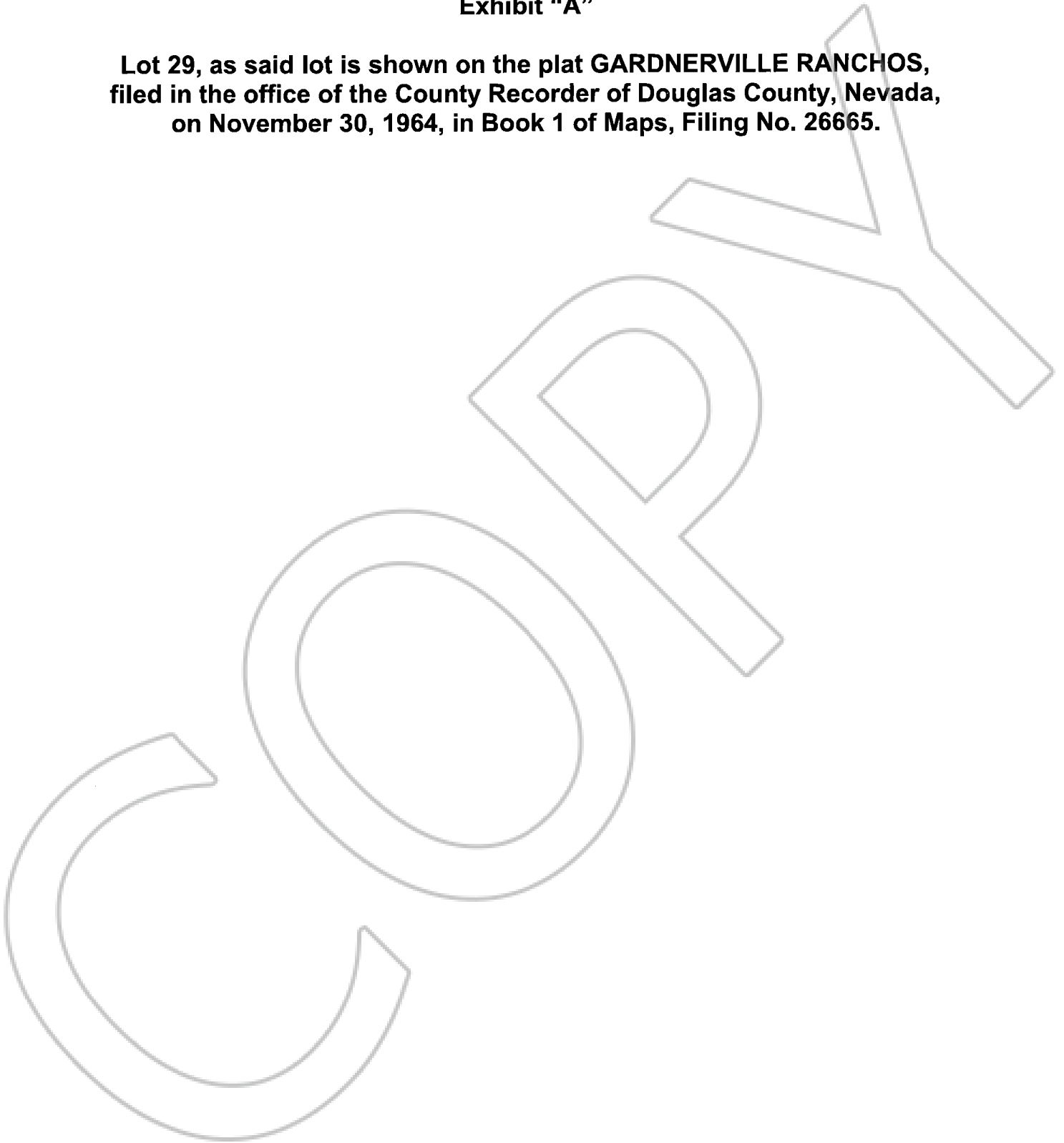
This instrument was acknowledged before me on this 6 day of September, 2024, by  
Lynn L. Avant.

*Jean Meyer*  
NOTARY PUBLIC



**Exhibit "A"**

**Lot 29, as said lot is shown on the plat GARDNERVILLE RANCHOS,  
filed in the office of the County Recorder of Douglas County, Nevada,  
on November 30, 1964, in Book 1 of Maps, Filing No. 26665.**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-15-610-014  
 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: \$525,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$525,000.00  
 d. Real Property Transfer Tax Due: \$2,047.50

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 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: [Signature] Capacity: Escrow Officer  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Thomas L. Avant Sr. and Lynn L. Avant,  
 Co-Trustees of The Avant Family Trust  
 Print Name: U/D/T dated November 17, 2004  
 Address: 951 Riverview Dr.  
 City: Gardnerville  
 State: NV Zip: 894640

BuzzBandz LLC, a Nevada Limited  
 Liability Company  
 Print Name: Liability Company  
 Address: 1665 Toler Ln.  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5590  
 Address: 1625 Nevada 88, Suite 407  
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED