

APN: 1319-19-720-020  
R.P.T.T.: \$1,813.50  
Escrow No.: 24043680-DR  
When Recorded Return To:  
Zenaida Santiago  
221 S. G Street #S  
Tacoma, WA 98405

Mail Tax Statements to:  
Zenaida Santiago  
221 S. G Street #S  
Tacoma, WA 98405

DOUGLAS COUNTY, NV  
RPTT:\$1813.50 Rec:\$40.00  
\$1,853.50 Pgs=2  
2024-1012021  
09/10/2024 12:47 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,

**Northern Nevada Ventures LLC, a Nevada limited liability company**

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

**Zenaida Santiago, a single woman**

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

Parcel A as shown on that Parcel Map for Kroeger Properties and Development, Inc., and Richard Evans and Anne Evans, recorded October 17, 1983 in Book 1083 of Official Records, at Page 2741, Douglas County, Nevada, being a Parcel of Lot 567, as shown on the map entitled Subdivision of Parcels A and B of the Second Amended Map of Summit Village as filed in the Office of the County Recorder of Douglas County, Nevada, on October 27, 1969, as Document No. 46173 and re-recorded December 24, 1969, as Document No. 46671.

Assessors Parcel No.: 1319-19-720-020

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

Dated this 5th day of Sept, 2024.

Northern Nevada Ventures LLC

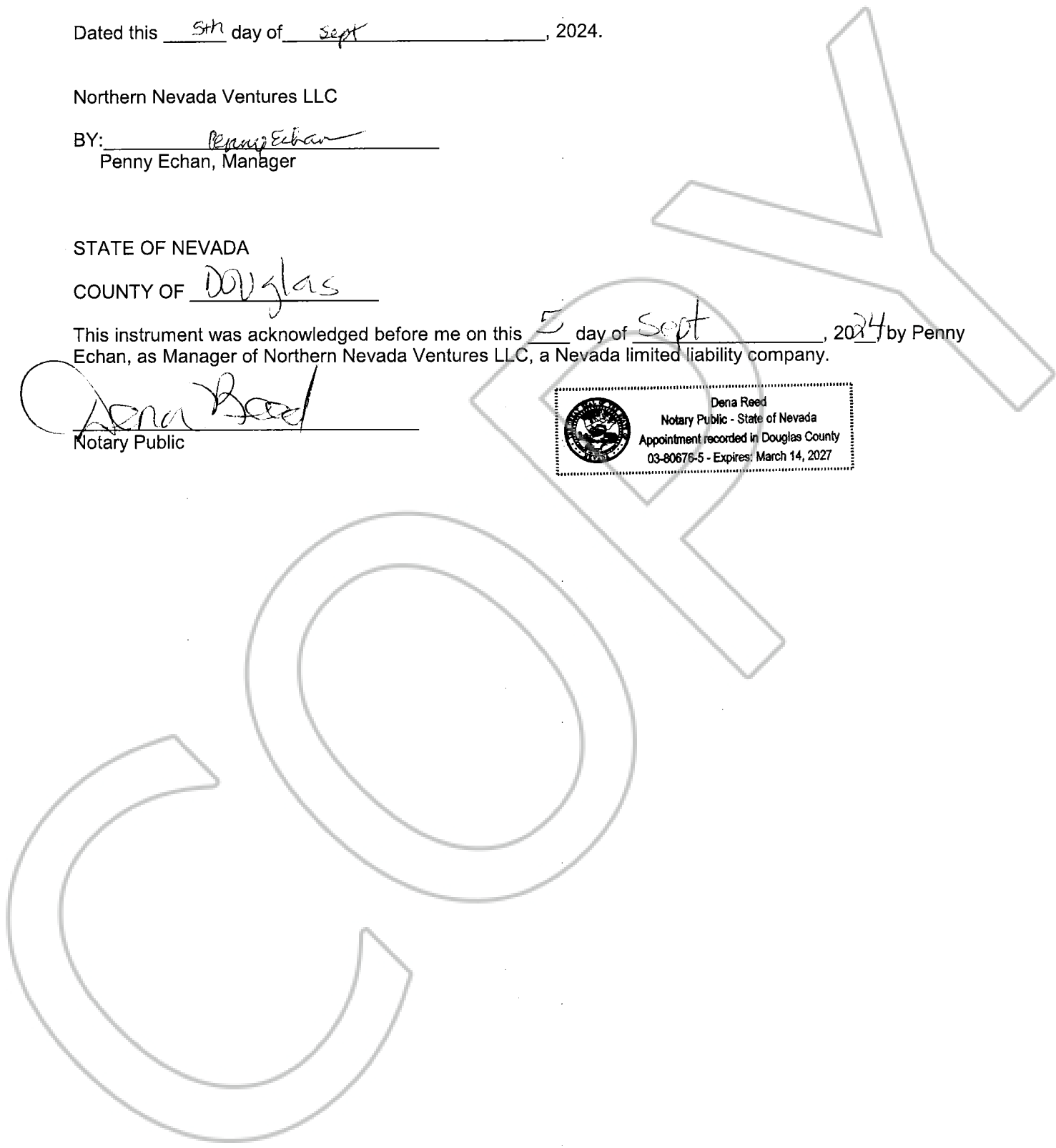
BY: Penny Echan  
Penny Echan, Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 5 day of Sept, 2024 by Penny Echan, as Manager of Northern Nevada Ventures LLC, a Nevada limited liability company.

Dena Reed  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-19-720-020  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land             | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex            |
| e) <input type="checkbox"/> Apt. Bldg.              | f) <input type="checkbox"/> Comm'l/Ind'l        |
| g) <input type="checkbox"/> Agricultural            | h) <input type="checkbox"/> Mobile Home         |
| <input type="checkbox"/> Other: _____               |   |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- |   |                     |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$465,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$465,000.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$1,813.50</u>   |

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: *Renny Schen* Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Northern Nevada Ventures LLC  
 Address: PO Box 457  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: Zenaida Santiago  
 Address: 221 S. G Street #S  
 City: Tacoma  
 State: Washington Zip: 98405

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24043680-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED