



OFFICIAL RECORD  
AMY ELMER, RECORDER

<b>A.P.N. No.:</b>	002-122-24
<b>R.P.T.T.</b>	\$429.00
<b>Escrow No.:</b>	84086
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
THE TIDAL WAVE, LLC, a Nevada Limited Liability Company	
P O Box 463	
Panaca, NV 89042	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **TODD DOUGAN and ANDREA DOUGAN, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **THE TIDAL WAVE, LLC, a Nevada Limited Liability Company**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of Lot 4, Block 36, in the Town of the Panaca in the Northwest Quarter (NW 1/4) of Section 9, Township 2 South, Range 68 East, M.D.B. and M., Lincoln County, Nevada, described as follows:

Parcel 1 as shown by Boundary Line Adjustment for MVP SUPPLY, INC., recorded January 3, 2017 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, Page 112 as File No. 144755, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 002-122-24

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record concurrent

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: June 9, 2021

TODD DOUGAN  
TODD DOUGAN

ANDREA DOUGAN  
ANDREA DOUGAN

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 17th day of June 2021 By:  
TODD DOUGAN and ANDREA DOUGAN

Signature: Don-Rita Rice  
Notary Public  
Expiration Date: 5/7/2024

NO. 16-2505-11  
MY APPT. EXPIRES MAY 7, 2024  
DON-RITA RICE  
NOTARY PUBLIC  
STATE OF NEVADA  
COUNTY OF LINCOLN

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DON-RITA RICE  
NOTARY PUBLIC  
STATE OF NEVADA  
COUNTY OF LINCOLN

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-122-24
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_


3. Total Value/Sale Price of Property \$110,000.00  
Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$110,000.00  
Real Property Transfer Tax Due: \$429.00

4. If Exemption Claimed:

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

5. Partial Interest Percentage being transferred: 100 %

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  
TODD DOUGAN

Signature \_\_\_\_\_ Capacity Grantee  
DOUGLAS EARL PETERSON, Managing Member

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

Print Name: TODD DOUGAN and ANDREA DOUGAN  
Address: P O Box 777  
City: Panaca  
State: NV Zip: 89042

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

Print Name: THE TIDAL WAVE, LLC, a Nevada Limited Liability Company  
Address: P O Box 463  
City: Panaca  
State: NV Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 84086  
Address: P.O. Box 518, 328 Main Street  
City: Pioche State: NV Zip: 89043

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

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Signature \_\_\_\_\_ Capacity Grantor  
TODD DOUGAN

Signature *Douglas Earl Peterson* Capacity Grantee  
DOUGLAS EARL PETERSON, Managing Member

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