

LINCOLN COUNTY, NV **2022-162045**
\$6,232.15
RPTT:\$6195.15 Rec:\$37.00 **03/15/2022 12:08 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 003-053-03

File No: NCS-1000088-HHLV (ad)

R.P.T.T.: \$6,195.15

When Recorded Mail To: Mail Tax Statements To:
minnie st. 2020 LLC
3756 Willis Drive
Napa, CA 94558

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Caliente Associates, a Nevada limited partnership

do(es) hereby *GRANT, BARGAIN and SELL* to

minnie st. 2020 LLC, a Nevada limited liability company

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

LOTS TWO (2) AND THREE (3) IN BLOCK FORTY-SIX (46) OF THE NORTH SIDE ADDITION TOWN OF CALIENTE AS SHOWN BY MAP THEREOF RECORDED OCTOBER 08, 1940, AS FILE NO. 15661 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

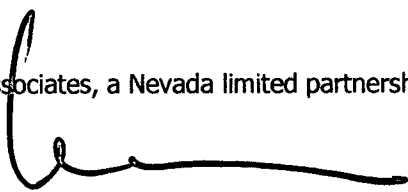
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 01/12/2022

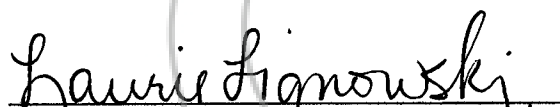
Caliente Associates, a Nevada limited partnership

By: 

Name: Robert F. Nielsen
Title: General Partner

STATE OF **NEVADA**)
)
) : ss.
COUNTY OF ~~CLARK~~ Washoe)

This instrument was acknowledged before me on February 9, 2022 by **Robert F. Nielsen, as General Partner of Caliente Associates.**


LAURIE Notary Public LIGNOWSKI
(My commission expires: 3/14/2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 12, 2022** under Escrow No. **NCS-100088-HHLV**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-053-03
- 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) Comm¹/Ind¹
- g) Agricultural
- h) Mobile Home
- i) Other _____

| | |
|--|-------------|
| FOR RECORDERS OPTIONAL USE ONLY | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

- 3. a) Total Value/Sales Price of Property: \$1,588,088.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,588,088.00
- d) Real Property Transfer Tax Due \$6,195.15

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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
Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Caliente Associates
Address: 380 Linden Avenue
City: Reno
State: NV Zip: 89502

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Minnie St. 2020 LLC
Address: 3756 Willis Drive
City: Napa
State: CA Zip: 94558

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

First American Title Insurance
Company National Commercial
Print Name: Services
Address: 8311 W. Sunset Road, Suite 100
City: Las Vegas

File Number: NCS-1000088-HHLV ad/ BA
State: NV Zip: 89113

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-053-03
 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 RECORDERS OPTIONAL USE ONLY | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a) Total Value/Sales Price of Property: \$1,588,088.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1588,088.00
 d) Real Property Transfer Tax Due \$ 6,195.15

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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
 Signature: _____ Capacity: Grantee

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

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

Print Name: Caliente Associates
 Address: 380 Linden Avenue
 City: Reno
 State: NV Zip: 89502

Print Name: minnie St. 2020 LLC
 Address: 3756 Willis Drive
 City: Napa
 State: CA Zip: 94558

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

First American Title Insurance
 Company National Commercial
 Print Name: Services
 Address 8311 W. Sunset Road, Suite 100
 City: Las Vegas

File Number: NCS-1000088-HHLV ad/ BA
 State: NV Zip: 89113