

DOUGLAS COUNTY, NV

2014-850280

RPTT:\$390.00 Rec:\$17.00

\$407.00 Pgs=4

10/02/2014 01:13 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-08-217-021  
RPTT: \$390.00

Recording Requested By:  
Western Title Company

Escrow No.: DJAACCM11  
When Recorded Mail To:  
Pine Nut Hospitalities, LLC  
8175 S. Virginia Street #850, Suite  
394  
Reno, NV 89511

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature



Diane J. Allen

Escrow Officer  
Title

This document is being  
recorded as an  
accommodation only.

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Sunridge Meadows LLC, a Nevada limited liability company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Pine Nut Hospitalities, LLC, a Nevada Limited Liability Company

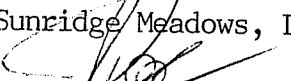
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of , County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 10/01/2014

Sunridge Meadows, LLC

  
Jeremy Page, Manager

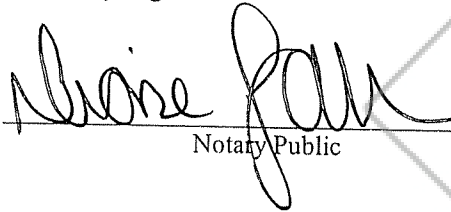
STATE OF NEVADA

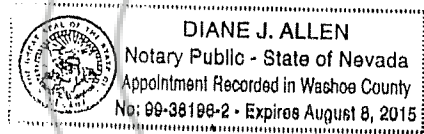
COUNTY OF Washoe } ss

This instrument was acknowledged before me on

September 30, 2014

by Jeremy Page.

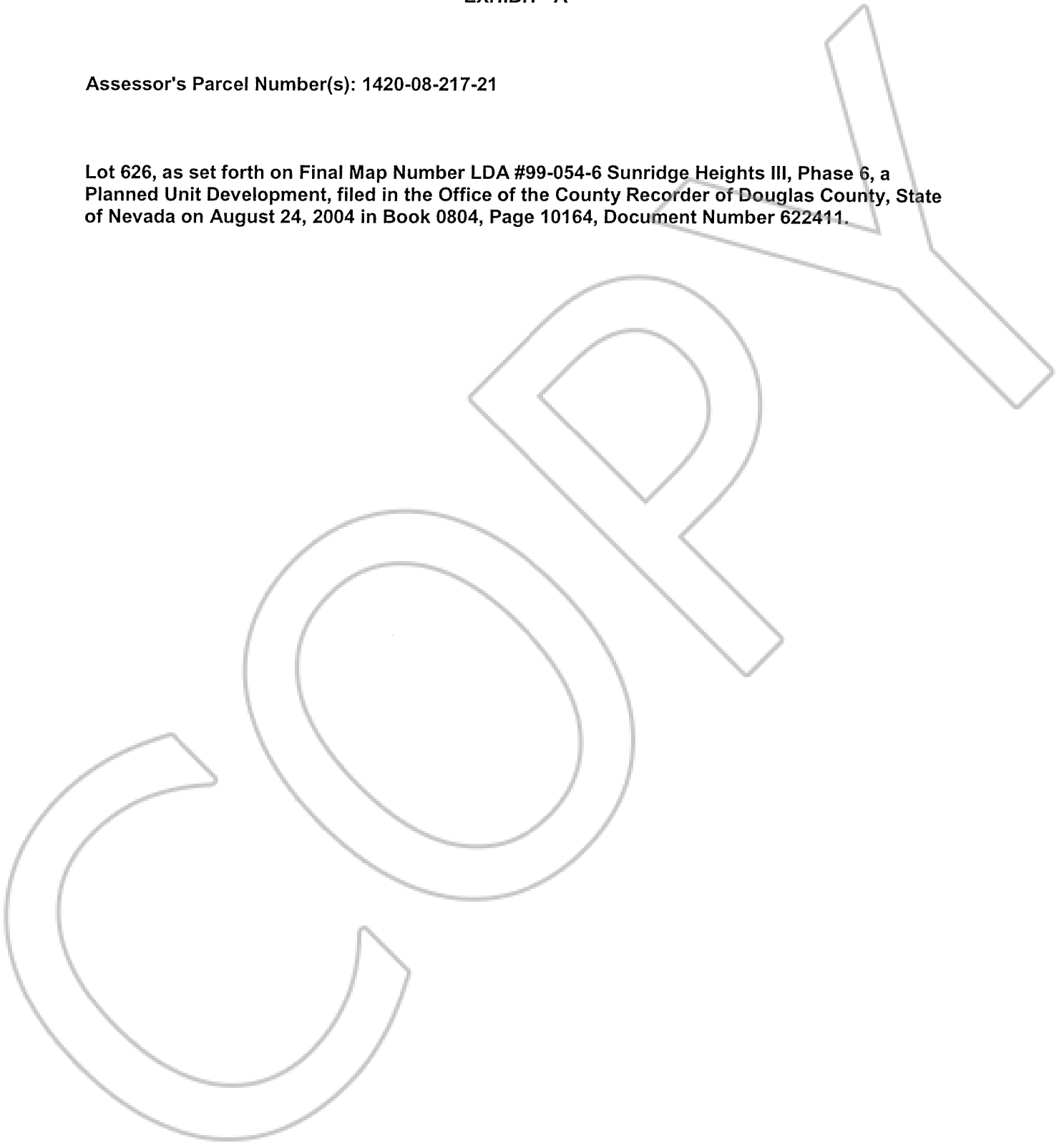
  
Notary Public



**EXHIBIT "A"**

**Assessor's Parcel Number(s): 1420-08-217-21**

**Lot 626, as set forth on Final Map Number LDA #99-054-6 Sunridge Heights III, Phase 6, a Planned Unit Development, filed in the Office of the County Recorder of Douglas County, State of Nevada on August 24, 2004 in Book 0804, Page 10164, Document Number 622411.**



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1420-08-217-021
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$99,900.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$99,900.00  
 Real Property Transfer Tax Due: \$390.00

- 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 Agent  
 Signature \_\_\_\_\_ Capacity agent

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

Print Name: Sunridge Meadows LLC  
 Address: 6770 S. Mc Carran Blvd  
 City: Reno  
 State: NV Zip: 89509

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

Print Name: Pine Nut Hospitalities, LLC  
 Address: 8175 S. Virginia Street #850, Suite 394  
 City: Reno  
 State: NV Zip: 89511

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Sierra Rose Office  
645 Sierra Rose Drive, Suite 102B  
 City/State/Zip: Reno, NV 89511

Esc. #: DJAACCM11

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)