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A.P.N.: 1318-26-101-091
File No: ()
R.P.T.T.: \$0.00



KAREN ELLISON, RECORDER

✓ When Recorded Mail To: Mail Tax Statements To:
✓ Lauren McCall
PO Box 10569
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

TMC Investments, LLC., a Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

Lauren Ellie McCall, a single woman

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

Parcel Two as shown on that certain Parcel Map filed for record on September 25, 2014, at Document No. 2014-849874 in the office of the Douglas County Recorder, Douglas County, Nevada.

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.

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 the following reservation:

"The amount of "Tahoe Regional Planning Agency (TRPA) land coverage that is available for use at the above described property pursuant to TRPA File # ERSP 2014-0050 shall not exceed 2,200 sq. ft. Any additional available land coverage over and above said 2,200 sq. ft. pursuant to TRPA File #ERSP 2014-0050 is reserved to Douglas County APN 1318-26-101-090 which parcel is more particularly described as Parcel One as shown on that certain Parcel Map filed for record on September 25, 2014 at Document No. 2014-849874 in the Office of the Douglas County Recorder, Douglas County, Nevada.

Date: October 22, 2014

TMC Investments, LLC.

Thane McCall
Thane McCall, Managing Member

11/13/14
Date

STATE OF **NEVADA**)
 : **SS.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on November 13 2014 by

Thane McCall
[Signature]

Notary Public
(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 22, 2014** under Escrow No. .



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-26-101-091 _____
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$ 110,000
- b) Deed in Lieu of Foreclosure Only (value of) (\$ _____)
- c) Transfer Tax Value: \$ _____
- d) Real Property Transfer Tax Due \$ 429-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: [Signature]
Signature: _____

Capacity: MANAGING MEMBER
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: TMC Investments
Address: P.O. Box 10569
City: ZEPHYR COVE
State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lauren Ellie McCall
Address: PO Box 10569
City: Zephyr Cove
State: NV Zip: 89448

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

Print Name: TMC Investments
Address P.O. Box 10569
City: Zephyr Cove

File Number: /
State: NV Zip: 89448

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