

DOUGLAS COUNTY, NV

2014-854873

RPTT:\$3412.50 Rec:\$17.00

\$3,429.50 Pgs=4

12/24/2014 01:01 PM

NORTHERN NEVADA TITLE CC

KAREN ELLISON, RECORDER

A.P.N.: 1220-04-601-013

Escrow No.: 1101500-LI

RECORDING REQUESTED BY

Northern Nevada Title Company
307 W Winnie Lane, Suite 1
Carson City, NV 89703

**MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO**

Chimney Creek, LLC
P.O. Box 719
Minden, NV 89423

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary Transfer tax is \$3,412.50,

GRANT, BARGAIN, SALE DEED

That Anne Teller, Trustee of the Anne C. Teller 2002 Trust in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Chimney Creek, LLC, a Nevada Limited Liability Company all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: December 19, 2014

EXHIBIT "A"

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

Parcel 1:

A parcel of land located in the South 1/2 of the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Parcel B2 of Parcel Map LD#00-034 for Lampe Corners LTD., filed for record in the office of the Douglas County Recorder on August 23, 2000, in Book 0800, Page 4151, as Document No. 498148.

Parcel 2:

A non-exclusive easement for pedestrian and vehicular access and egress as granted by Declaration of Covenants, Conditions, and Restrictions recorded August 21, 2002 in Book 802, Page 6990 as Instrument No. 550105 of Official Records, Douglas County, Nevada.

Anne Teller, Trustee of the Anne C. Teller 2002 Trust

BY: Anne Teller, trustee
Anne Teller
Trustee

STATE OF _____)

COUNTY OF _____)

see attached

On _____ personally appeared before me, a Notary
Public, _____

who acknowledged that he executed the above instrument.

Signature _____
(Notary Public)
attachment to Grant, Bargain, Sale Deed

State of California)
County of Main)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

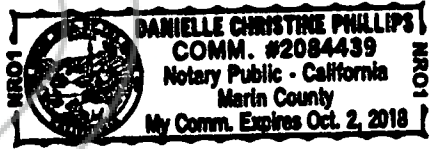
On 12/23/14 before me, Danielle C. Phillips Notary Public,
(here insert name and title of the officer)

personally appeared Anne Teller

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Grant, Bargain, Sale Deed

containing 2 pages, and dated 12/23/14

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s) _____
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer(s)
- Signer(s) Thumbprint(s)
- _____

State of Nevada Declaration of Value

1. **Assessor Parcel Number(s)**
 a) 1220-04-601-013
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	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. **Total Value/Sale Price of Property:** \$875,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$875,000.00
 Real Property Transfer Tax Due: \$3,412.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. **Partial Interest: Percentage Being Transferred: 100.000%**
 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 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] Capacity: trustee
 Signature: [Signature] Capacity: Agent

SELLER (GRANTOR) INFORMATION
 Print Name: Anne Teller, Trustee of the Anne C. Teller 2002 Trust
 Address: 104 Edwards Ave
 City: Sausalito
 State: CA Zip: 94965

BUYER (GRANTEE) INFORMATION
 Print Name: Chimney Creek, LLC
 Address: P.O. Box 719
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 Co. Name: Northern Nevada Title Company
 Address: 307 W Winnie Lane, Suite 1
 City: Carson City State: Nevada

Esc. No.: 1101500-LI
 Zip: 89703