

DOUGLAS COUNTY, NV
RPTT:\$1755.00 Rec:\$16.00
\$1,771.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-856083
01/26/2015 03:07 PM

APN#: 1220-02-001-019
RPTT: \$1,755.00

Recording Requested By:
Western Title Company
Escrow No.: 068749-ARJ

When Recorded Mail To:
Daniel Cozad
Christina Brennan
1784 Solitude Lane
Gardnerville, NV 89410

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


Susan Lapin

Escrow Assistant

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,

Pine Nut Hospitalities, LLC, a Nevada limited liability company

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

Daniel Cozad, a Single Man and Christina Brennan, a Single Woman, as Joint Tenants

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

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

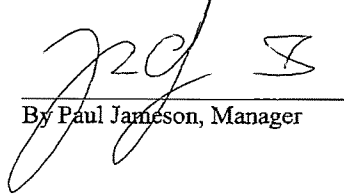
Being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 12 North, Range 20 East, further described as follows:

Parcel 18A-2B as set forth on Parcel Map No. 3 for TEDSEN/ANKER, a redivision of Parcel 18A-2 of the TEDSEN/ANKER Parcel Map No. 2, Document No. 304722, filed for record in the office of the County Recorder, State of Nevada on December 14, 1993, in Book 1293, Page 2964, as Document No. 324974.

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

Dated: 01/19/2015

Pine Nut Hospitalities, LLC

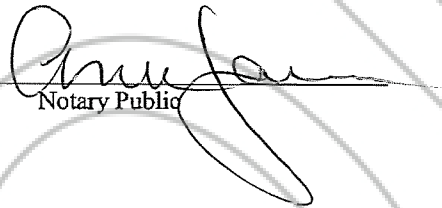

By Paul Jameson, Manager

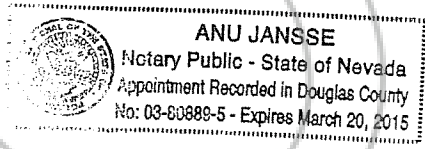
STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on
January 23, 2015.

By Paul Jameson.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-02-001-019
 - 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$449,900.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$449,900.00
 Real Property Transfer Tax Due: \$1,755.00

- 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 Christina Brennan Capacity Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Pine Nut Hospitalities, LLC
Address: 6015 S. Virginia Street, Suite E-319
City: Reno
State: NV **Zip:** 89502

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Daniel Cozad and Christina Brennan
Address: 1784 Solitude Lane
City: Gardnerville
State: NV **Zip:** 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 068749-ARJ