

DOUGLAS COUNTY, NV

2015-856877

RPTT:\$253.50 Rec:\$16.00

\$269.50 Pgs=3

02/13/2015 01:23 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-17-615-008

RPTT: \$253.50

Recording Requested By:

Western Title Company

Escrow No.: 069755-TEA

When Recorded Mail To:

Ronald Langlands

Doreen H. Langlands

PO Box 487

Genoa, NV 89411

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 _____

Traci Adams

Escrow Officer

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,

Carson Valley Homesites, LLC, a Nevada Limited Liability Company

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

Ronald Langlands and Doreen H. Langlands, husband and wife as joint tenants with right of survivorship

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:

Situate in the County of Douglas, State of Nevada, being more particularly described as follows:


Lot 3 as set forth on the Final Subdivision Map for Rain Shadow Ranch Phase 1, PD 04-002, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 28, 2007 in Book 0607, Page 9070, as Document No. 703979.

All water rights, both underground and surface are reserved to the seller and are excluded from the sale of this property.

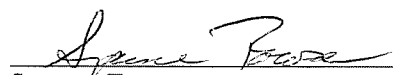
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 02/11/2015

Carson Valley Homesites LLC,
a Nevada Limited Liability Company



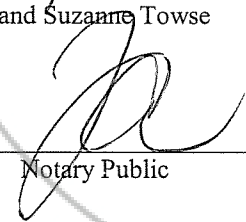
Greg Lynn
Managing Member



Suzanne Towse
Managing Member

STATE OF Nevada
COUNTY OF Douglas
This instrument was acknowledged before me on
2/11/15

} ss

By Greg Lynn and Suzanne Towse


Notary Public

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-1891-5 - Expires January 6, 2018

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-17-615-008
 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: \$65,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$65,000.00
 Real Property Transfer Tax Due: \$253.50

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 %

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] Capacity Managing Member
 Signature [Signature] Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Carson Valley Homesites, LLC, a Nevada Limited Liability Company
Address: 1222 Bobwire Lane
City: Gardnerville
State: NV **Zip:** 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Ronald Langlands and Doreen H. Langlands
Address: PO Box 487
City: Genoa
State: NV **Zip:** 89411

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. #: 069755-TEA