

APN#: 1420-08-314-027  
RPTT: \$1,014.00

DOUGLAS COUNTY, NV  
RPTT:\$1014.00 Rec:\$17.00  
\$1,031.00 Pgs=4  
ETRCO, LLC  
KAREN ELLISON, RECORDER

2015-858236

03/12/2015 01:23 PM

Recording Requested By:  
Western Title Company

Escrow No.: 069994-MHK  
When Recorded Mail To:  
Rainshadow LLC.,  
941 Rainshadow Way  
Gardnerville, NV 89460

Maii 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 M Kelsh  
Print name Title

M . Kelsh 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,

Lee H. Turner and Paulynn D. Turner, husband and wife as Community Property with Right of Survivorship

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

Rainshadow 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 Minden, County of Douglas State of Nevada bounded and described as follows:

All that real property situate in the County of Douglas, state of Nevada, described as follows:

Lot 78 in Block C, as set forth on that certain Final Map LDA #99-054-4 SUNRIDGE HEIGHTS III, PHASE 4, a Planned Unit Development, recorded in the office of the Douglas County Recorder on May 29, 2002, in Book 0502, Page 8960, as Document No. 543297.

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

Dated: 03/04/2015

*Lee H. Turner*  
 Lee H. Turner

*Paulynn D. Turner*  
 Paulynn D. Turner

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

} ss

This instrument was acknowledged before me on

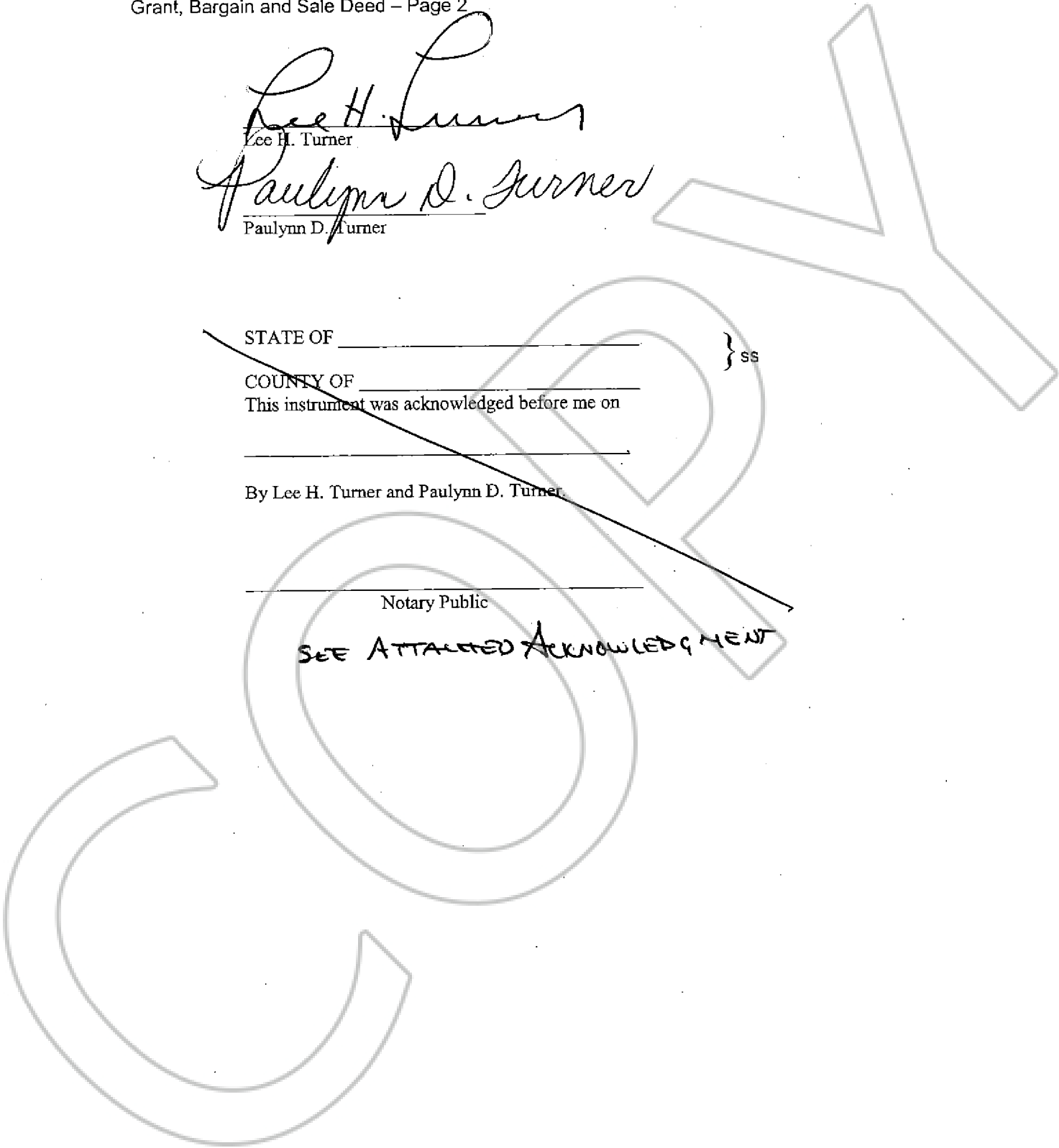
\_\_\_\_\_

By Lee H. Turner and Paulynn D. Turner.

\_\_\_\_\_

Notary Public

SEE ATTACHED ACKNOWLEDGMENT



**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT  
(CALIFORNIA CIVIL CODE § 1189)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

On 03.09.2015 before me, LJ KELLY, Notary Public  
(Date) (Here Insert Name and Title of the Officer)

personally appeared LEE H. TURNER PAULYNN D. TURNER  
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]  
Signature of Notary Public



(Notary Seal)

**ADDITIONAL OPTIONAL INFORMATION**

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

Additional Information: \_\_\_\_\_

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1420-08-314-027
  - 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: \$260,000.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$260,000.00
- Real Property Transfer Tax Due: \$1014.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
  - b. Explain Reason for Exemption: \_\_\_\_\_

- 5. Partial Interest: Percentage being transferred: % \_\_\_\_\_

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 *M. Kersh* Capacity *agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Lee H. Turner and Paulynn D. Turner  
 Address: 22740 Nadine Circle  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Rainshadow LLC.,  
 Address: 941 Rainshadow Way  
 City: Gardnerville  
 State: NV Zip: 89460

**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. #: 069994-MHK