

DOUGLAS COUNTY, NV

2015-860523

RPTT:\$542.10 Rec:\$16.00

\$558.10 Pgs=3

04/17/2015 03:32 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1321-29-001-009

RPTT: \$542.10

Recording Requested By:

Western Title Company

Escrow No.: 069831-TEA

When Recorded Mail To:

Michael Alan Russell

Joanne J. Russell

21402 Montbury Dr.

EL TORO, CA

92630

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

Michael Alan Russell and Joanne J. Russell, 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:


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

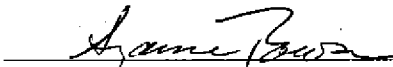
Lot 9 as set forth on Final Parcel Map #4 LDA 04-089 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 11, 2007, in Book 0707, Page 3637, as Document No. 704979.

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

Dated: 02/19/2015

Carson Valley Homesites LLC,  
a Nevada Limited Liability Company

  
\_\_\_\_\_  
Greg Lynn  
Managing Member

  
\_\_\_\_\_  
Suzanne Towse  
Managing Member

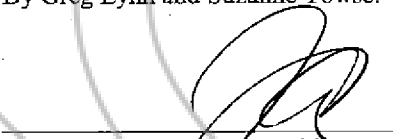
STATE OF Nevada


COUNTY OF Douglas

This instrument was acknowledged before me on

3/24/15

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 5, 2019

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1321-29-001-009
  - 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: \$138,700.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$138,700.00  
 Real Property Transfer Tax Due: \$542.10

- 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 Managing Member

**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: Michael Alan Russell and Joanne J. Russell  
 Address: 21402 Montbury Drive  
 City: El Toro  
 State: CA Zip: 92630

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. #: 069831-TEA