

DOUGLAS COUNTY, NV
RPTT:\$1326.00 Rec:\$16.00
\$1,342.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-865015

06/23/2015 02:30 PM

APN# : 1420-08-611-027
RPTT: \$1,326.00

Recording Requested By:

Western Title Company

Escrow No.: 072333-DJA

When Recorded Mail To:

Terry A. Troia and Debby A. Troia

3563 Long Drive

Minden, NV

89423

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



Diane J. Allen

Escrow Officer

Title

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

Terry A. Troia and Debby A. Troia, 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 Minden, 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 732, as set forth on Final Map LDA #99-054-7 for SUNRIDGE HEIGHTS III, UNIT 7, a Planned Unit Development, recorded in the office of the Douglas County Recorder on June 6, 2005, in Book 0605, Page 1632, as Document No. 646054.

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

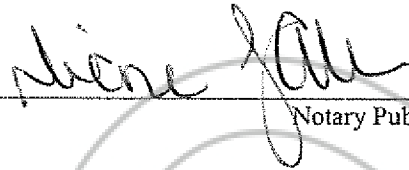
Dated: 06/12/2015

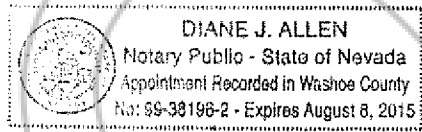
Pine Nut Hospitalities, LLC


By Paul Jameson, Manager

STATE OF Nevada }
COUNTY OF Washoe } ss
This instrument was acknowledged before me on
June 19, 2015

By Paul Jameson


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1420-08-611-027
 - 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: \$340,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$340,000.00
- Real Property Transfer Tax Due: \$1,326.00

- 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 Audrey Shipworth Capacity Agent
 Signature Audrey Shipworth Capacity Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Pine Nut Hospitalities, LLC
 Address: 8175 S. Virginia Street, Suite 394
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Terry A. Troia
Troia
 Address: 3563 LONG DR.
 City: MINDEN
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company
 Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A
 City/State/Zip: Reno, NV 89509

Esc. #: 072333-DJA

PLEASE SIGN & RETURN

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)