

DOUGLAS COUNTY, NV **2015-867105**
RPTT:\$2390.70 Rec:\$16.00
\$2,406.70 Pgs=3 **07/31/2015 09:50 AM**
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Michael Lee
Marcy Ann Lee
2646 Nye Drive

Minden, NV 89423

MAIL TAX STATEMENTS TO:

Michael Lee
2646 Nye Drive

Minden, NV 89423

Escrow No. N1405284-DC

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-35-411-034
R.P.T.T. \$2,390.70

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

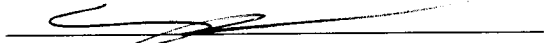
THIS INDENTURE WITNESSETH: That Ridgeline Development, LLC

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Michael Lee and Marcy Ann Lee, Husband and Wife, as Joint Tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.


Ridgeline Development, LLC




Sam Landis,
Manager

STATE OF NEVADA }
COUNTY OF BOULDER } ss:
Carson City

This instrument was acknowledged before me on , 7/30/15

by 


NOTARY PUBLIC

 DAWN CUELLAR
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 14-15385-3 - Expires October 22, 2018



**EXHIBIT A
LEGAL DESCRIPTION**

A portion of Lot 97, in Block C, as set forth on the Final Subdivision Map FSM #94-04-02 for Skyline Ranch Phase 2 filed for record with the Douglas County Recorder on June 18, 2003, in Book 0603, of Official Records, Page 9143 as Document No. 580419, and by Certificate of Amendment recorded January 8, 2008 in Book 0108, Page 1564 as Document No. 715922 and more particularly shown on Record of Survey in Support of a Boundary Line Adjustment for Syncon Homes, filed for record April 20, 2007, as Document No. 699541, being more particularly described as follows:

Beginning at the Northwestern corner of Lot 97 in Block C as said lot is shown on the Final Subdivision Map FSM #94-04-02 for Skyline Ranch Phase 2, recorded in Book 0603 at Page 9143 as File No. 580419 in the Official Records of said Douglas County; thence Easterly along the Northerly line of said Lot 97 in Block C, North $89^{\circ}57'57''$ East, 379.63 feet to a point on the Westerly right-of-way line of Nye Drive; thence Southwesterly along said right-of-way line, South $06^{\circ}50'02''$ West, 6.64 feet to the beginning of a curve concave to the Northwest and having a radius of 545.00 feet; thence Southwesterly along said curve through a central angle of $11^{\circ}33'45''$ an arc distance of 109.98 feet to a point on said right-of-way line, a radial line through said point bears South $71^{\circ}36'13''$ East; thence leaving said right-of-way line South $74^{\circ}38'09''$ West, 30.00 feet; thence South $63^{\circ}32'23''$ West, 115.00 feet; thence South $79^{\circ}57'17''$ West, 150.00 feet; thence South $72^{\circ}53'21''$ West, 78.40 feet to a point on the Westerly line of said Lot 97 in Block C; thence Northerly along said Westerly line, North $0^{\circ}05'23''$ West, 221.94 feet to the Point of Beginning.

Note: Legal description previously contained in Book 610 at Page 5142 as Document No. 765989 recorded on June 25, 2010.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-35-411-034
- 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
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

\$612,569.27
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$612,569.27
 Real Property Transfer Tax Due: **\$2,390.70**

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 *Julietta Leon* Capacity *Agent*
 Signature *Ridgeline Development* Capacity *Grantor*

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Ridgeline Development, LLC
 Address: P.O. Box 21815
Carson City, NV 89721
 City, State, Zip

Print Name: Michael Lee *Marcy Ann Lee*
 Address: PO Box 3954
Carson City, NV 89702
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1405284-DC
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703