

DOUGLAS COUNTY, NV

2015-870323

RPTT:\$877.50 Rec:\$17.00

\$894.50 Pgs=4

09/29/2015 03:22 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1220-24-810-025

RPTT: \$877.50

Recording Requested By:

Western Title Company

Escrow No.: 074527-CAL

When Recorded Mail To:

Antonio Pina Urena

637 Mustang Lane

Gardnerville, NV 89410

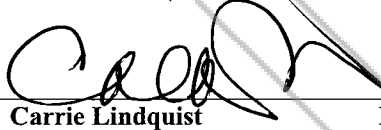
Mail Tax Statements to: (deeds only)

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



Carrie Lindquist

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,

Pine Nut Hospitalities, LLC, a Nevada Limited Liability Company

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

Antonio Pina Urena, an unmarried man

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:

See attached Exhibit A

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

Dated: 09/28/2015

Pine Nut Hospitalities

Paul Jameson
By Paul Jameson, Manager

STATE OF *Nevada*
COUNTY OF *Carson City* } ss
This instrument was acknowledged before me on
September 28, 2015

By Paul Jameson

Carrie Lindquist
Notary Public



EXHIBIT "A"

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

All that portion of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the monument set at the center line intersection of Palomino Lane and Mustang Lane, as said monument and lines are shown on the Official Map of RIJHENSTROTH RANCHOS SUBDIVISION, filed for record April 14, 1965, in the Office of the County Recorder of Douglas County, State of Nevada, as Document No. No. 27706;

thence South 355.00 feet to a point in the center line of Mustang Lane, a 50 foot road, the true point of commencement;

thence from the true point of commencement East, a distance of 25.00 feet to the point on the East line of said Mustang Lane;

thence continuing East, a distance of 312.47 feet;

thence South, a distance of 160.00 feet;

thence West, a distance of 312.47, to a point on the East line of said Mustang Lane;

thence continuing West, a distance of 25.00 feet to the center line of said lane;

thence along said center line, North a distance of 160.00 feet to the true point of commencement.

NOTE: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on December 30, 2011, in Book 1211, Page 6896, as Document No. 795178 of Official Records.

**Assessor's Parcel Number(s):
1220-24-810-025**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1220-24-810-025
- 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: \$224,900.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$224,900.00

Real Property Transfer Tax Due: \$877.50

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 Antonio Pina Capacity Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Pine Nut Hospitalities
Address: 8175 S. Virginia Street #850, Suite 394
City: Reno
State: NV **Zip:** 89502

Print Name: Antonio Pina Urena
Address: 637 Mustang Lane
City: Gardnerville
State: NV **Zip:** 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 074527-CAL

Address: Carson Office
2310 S. Carson St, Suite 5B

City/State/Zip: Carson City, NV 89701

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