

DOUGLAS COUNTY, NV

2016-875951

RPTT:\$2236.65 Rec:\$17.00

\$2,253.65 Pgs=4

01/28/2016 10:43 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-08-812-019, 1220-08-812-024,
220-08-812-041, 1220-08-812-050, 1220-08-812-053
RPTT: \$2,236.65

Recording Requested By:

Western Title Company

Escrow No.: 076913-DVS

When Recorded Mail To:

Lanturn Investments, LLC, a

Nevada limited liability company

P.O. Box 21815

Carson City, NV 89721

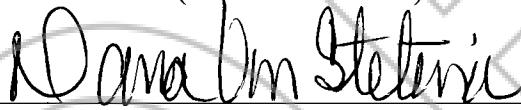
Mail Tax Statements to: (deeds only)

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



Dana Von Stetina

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,

Coker Ewing-NEV, LLC, a Nevada limited liability company, who acquired title as Coker-Ewing-NEV, LLC, a Nevada limited liability company as to Parcel 1 and Coker Ewing-NEV, LLC, a Nevada limited liability company as to Parcel 2

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

Lanturn Investments, LLC, a Nevada limited liability company

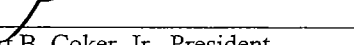
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville Ranchos, County of Douglas State of Nevada bounded and described as follows:

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: 01/14/2016

Coker Ewing,-Nev, a Nevada
limited liability company
By Coker Development-Nev, Inc.
a Nevada corporation, general partner

By: 
Robert B. Coker, Jr., President

STATE OF NEVADA } ss
COUNTY OF CARSON CITY

This instrument was acknowledged before me on
January 22, 2016
by Robert B. Coker, Jr., President


Notary Public

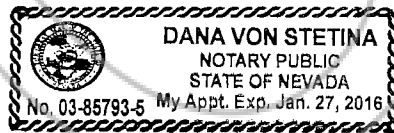


EXHIBIT "A"

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

Parcel 1:

Lot 17 in Block A, Lot 53 in Block B, Lot 65 in Block C, and Lot 85 in Block E, as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

EXCEPTING THEREFROM those certain water rights as reserved in a Deed, recorded October 21, 2008, as Document No. 731678, Official Records.

Parcel 2:

Lot 22 in Block A, as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

EXCEPTING THEREFROM those certain water rights as reserved in a Deed, recorded October 21, 2008, as Document No. 731678, Official Records.

Assessor's Parcel Number(s):

**1220-08-812-019
1220-08-812-024
1220-08-812-041
1220-08-812-050
1220-08-812-053**

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-08-812-019, 024, 041, 050
 - b) 1220-08-812-053

- 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: \$573,135.00 (\$573,500.00)
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$573,135.00
 Real Property Transfer Tax Due: \$ 2,236.65

- 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 Grantee
 Signature _____ Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Coker Ewing-NEV, LLC, a Nevada limited liability company
Address: 2140 Professional Drive, Suite 130
City: Roseville
State: CA **Zip:** 95661

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Lantum Investments, LLC, a Nevada limited liability company
Address: P.O. Box 21815
City: Carson City
State: NV **Zip:** 89721

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
 2310 S. Carson St, Suite 5B
 City/State/Zip: Carson City, NV 89701

Esc. #: 076913-DVS