

DOUGLAS COUNTY, NV

2016-876385

RPTT:\$292.50 Rec:\$16.00

\$308.50 Pgs=3

02/08/2016 09:21 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1022-15-001-077

RPTT: \$292.50

Recording Requested By:

Western Title Company

Escrow No.: 077311-ARJ

When Recorded Mail To:

Ralph A Zastrow

6948 Krug Ct.

Sparks, NV 89436

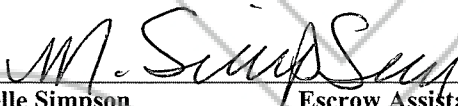
Mail Tax Statements to: (deeds only)

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


Michelle Simpson

Escrow Assistant

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

Ralph A Zastrow, a married man as his sole and separate property

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

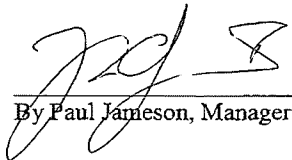
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 22 in Block C, of TOPAZ RANCH ESTATES UNIT NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

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

Dated: 01/28/2016

Pine Nut Hospitalities, LLC


By Paul Jameson, Manager


STATE OF Nevada


COUNTY OF Douglas

This instrument was acknowledged before me on
2/4/16

} ss

By Paul Jameson.


Notary Public

 **ANU JANSSE**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-00080-5 - Expires March 20, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-15-001-077
 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: \$75,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$75,000.00
 Real Property Transfer Tax Due: \$292.50

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 M. Simpson Capacity ESCROW ASSISTANT
 Signature _____ Capacity _____

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

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

Print Name: Pine Nut Hospitalities, LLC, a Nevada limited liability company
Address: 6015 S. Virginia Street, #E-319
City: Reno
State: NV **Zip:** 89502

Print Name: Ralph A Zastrow
Address: 3948 Krug Ct
City: Sparks
State: NV **Zip:** 89436

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. #: 077311-ARJ