

DOUGLAS COUNTY, NV
RPTT:\$1511.25 Rec:\$16.00
\$1,527.25 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-877860

03/07/2016 02:49 PM

APN#: 1220-09-710-037
RPTT: \$1,511.25

Recording Requested By:
Western Title Company
Escrow No.: 072285-DVS

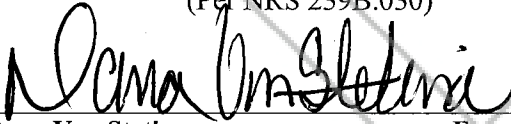
When Recorded Mail To:
Leanna F. Millslagle and Karen
Pledger
1056 Aspen Brook Lane
Gardnerville, NV 89460

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,

Lanturn Investments, LLC, a Nevada limited liability company

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

Leanna F. Millsagle, an unmarried woman and Karen Pledger, an unmarried woman 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 Gardnerville, 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 35 as set forth on that certain Final Map PD 04-009 for CEDAR CREEK, a Planned Development, filed for record on March 9, 2006 in Book 306 at Page 3246, as Document No. 669544 of Official Records of Douglas County, Nevada.

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

Dated: 03/01/2016

Lanturn Investments, LLC, a
Nevada limited liability company

By: 
Mark B. Turner, Managing Member

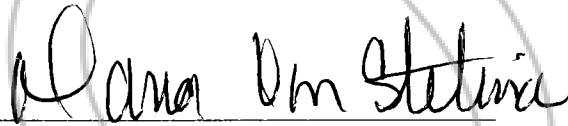
By: 
Sam Landis, Managing Member

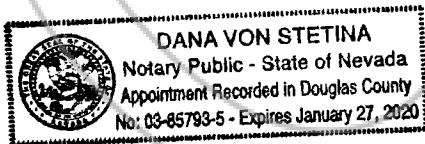
STATE OF Nevada

} ss

COUNTY OF Carson City

This instrument was acknowledged before me on
March 2, 2016 by Mark B. Turner and Same Landis,
Managing Members of Lanturn Investments, LLC, a
Nevada limited liability company.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-09-710-037

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: \$387,291.00 (\$387,500.00)
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$387,291.00
 Real Property Transfer Tax Due: \$1,511.25

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 Leanna F. Millslage Capacity Grantee
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Lanturn Investments, LLC, a Nevada limited liability company
Address: 3075 College Drive
City: Carson City
State: NV **Zip:** 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Leanna F. Millslage and Karen Pledger
Address: 1056 Aspen Brook Lane
City: Gardnerville
State: NV **Zip:** 89460

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. #: 072285-DVS