

DOUGLAS COUNTY, NV

2016-878419

RPTT:\$1267.50 Rec:\$16.00

\$1,283.50 Pgs=3

03/22/2016 10:48 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-08-314-017

RPTT: \$1,267.50

Recording Requested By:

Western Title Company

Escrow No.: 077641-WLD

When Recorded Mail To:

Donald E. Vales and Vickie R.

Vales

1053 Bogie Ct.

Minden, NV 89423

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 _____

Wendy Dunbar

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

Donald E. Vales and Vickie R. Vales, husband and wife as joint tenants with rights of survivorship

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

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

Lot 68 in Block B, as set forth on that certain Final Map LDA #99-054-4 SUNRIDGE HEIGHTS III, PHASE 4, a Planned Unit Development, recorded in the office of the Douglas County Recorder on May 29, 2002, in Book 0502, Page 8960, as Document No. 543297.

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

Dated: 02/12/2016

Pine Nut Hospitalities


By Paul Jameson, Manager

STATE OF Nevada

COUNTY OF Washoe } ss

This instrument was acknowledged before me on

February 23, 2016

By Paul Jameson


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-08-314-017
 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:	\$324,900.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$324,900.00
Real Property Transfer Tax Due:	\$1,267.50

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 [Signature] Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Pine Nut Hospitalities, LLC
 Address: 6770 S. McCarran Blvd. #202
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Donald E. Vales and Vickie R. Vales
 Address: 1053 Bagie Ct
 City: Menden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 077641-WLD