

DOUGLAS COUNTY, NV
RPTT:\$776.10 Rec:\$17.00
\$793.10 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-879980
04/27/2016 02:59 PM

APN#: 141926801003
RPTT: \$776.10

Recording Requested By:
Western Title Company

Escrow No.: 078145-PAH

When Recorded Mail To:

Thomas E. Stern

PO Box 1330

Genoa, Nevada 89411-1330

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 _____



P HANSON

Escrow Agent

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,

Quail North West Phase II Investors, LLC, a Nevada Limited Liability Company

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

Thomas E. Stern, an unmarried man

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:

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: 03/11/2016

QUAIL NORTH WEST PHASE II INVESTORS, LLC,
A NEVADA LIMITED LIABILITY COMPANY

BY: 
JOHNNY A. RIBEIRO, JR., MANAGER

STATE OF Nevada

COUNTY OF Washoe

} ss

This instrument was acknowledged before me on

28 March 2016

By Johnny A. Ribeiro, Jr.



Notary Public

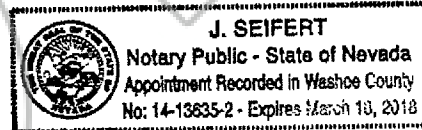
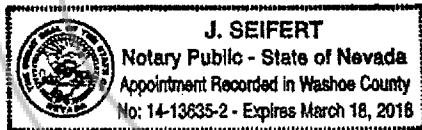
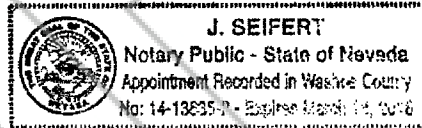


EXHIBIT "A"

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

PARCEL 1:

A parcel of land located within portions of Section 26 and 35, Township 14 North, Range 19 East, M.D.B.&M., more particularly described as follows:

Adjusted Parcel 10 as set forth on that certain Record of Survey to Support a Boundary Line Adjustment for GENOA LAND INVESTORS, LLC, MDA ENTERPRISES, INC. AND FOUR CREEKS VISALIA, L.P., filed for record in the office of the Douglas County Recorder on June 12, 2007, Book 607, Page 3401, Document No. 702844, Official Records.

PARCEL 2:

A 50 foot wide non-exclusive private access easement as described below that affects a portion of said land.

A 50 foot wide easement for access purposes located within portions of Sections 26, 27, and 35, Township 14 North, Range 19 East, M.D.B.&M., the centerline of which is more particularly described as follows:

COMMENCING at a found 5/8" rebar, no tag, a point on the easterly line of Jacks Valley Road, the northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the Northwest corner of Section 35, Township 14 North, Range 19 East, M.D.B.&M.; thence along the easterly line of Jacks Valley Road North 21°17'11" East, 3824.96 feet to the point of beginning; thence South 48°04'14" East, 137.81 feet; thence South 67°56'54" East, 136.45 feet; thence South 76°57'51" East, 115.98 feet; thence South 43°47'31" East, 408.02 feet; thence South 69°32'35" East, 488.75 feet; thence South 45°22'30" East, 538.44 feet; thence South 33°32'36" East, 651.56 feet; thence South 48°38'31" East, 411.00 feet; thence South 24°30'27" East, 181.95 feet; thence South 44°27'16" West, 169.89 feet; thence South 75°08'00" East, 662.33 feet; thence North 85°16'59" East, 346.54 feet; thence North 61°34'17" East, 459.01 feet; thence North 34°22'26" East, 306.36 feet; thence South 79°02'24" East, 532.81 feet; thence North 86°15'01" East, 745.21 feet; thence North 43°11'41" East, 321.95 feet; thence North 54°28'57" East, 341.00 feet; thence North 00°10'00" East, 335.73 feet; thence South 89°50'00" East, 43.66 feet to the terminus of this description.

NOTE: The above metes and bounds description appeared previously in that certain NRS Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 24, 2010, as Document No. 774470 of Official Records.

Assessor's Parcel Number(s):
141926801003

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 141926801003
 - 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: \$199,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$199,000.00
 Real Property Transfer Tax Due: \$776.10

- 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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Quail North West Phase II Investors, LLC, a Nevada Limited Liability Company
 Address: 6490 S McCarran Blvd Bldg E
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Thomas E. Stern
 Address: PO Box 1330
 City: Reno
 State: NV Zip: 89411-1330

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 078145-PAH