

DOUGLAS COUNTY, NV

2016-883481

RPTT:\$920.40 Rec:\$18.00

\$938.40 Pgs=5

06/28/2016 03:48 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1220-16-610-002

RPTT: \$920.40

Recording Requested By:

Western Title Company

Escrow No.: 080161-SAB

When Recorded Mail To:

Daniel Hayter

948 Starlight Court

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 \_\_\_\_\_

  
Sherry Baker - 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,

Duke Partners, LLC., a California Limited Liability Company

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

Daniel Hayter, a single man

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:

See Exhibit "A" for complete legal description.

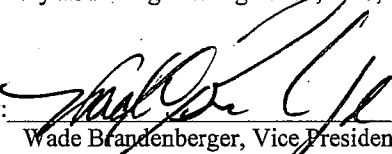
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 06/05/2016

Duke Partners, LLC, a California Limited Liability Company

By Its Manager Neighborhood Stabilization, LLC, a California Limited Liability Company

By Its Manager Wedgewood, LLC, a Delaware Limited Liability Company

By:   
Wade Brandenberger, Vice President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Wade Brandenberger, Vice President of Wedgewood, LLC, a Delaware Limited Liability Company, Manager of Neighborhood Stabilization, LLC, a California Limited Liability Company, Manager of Duke Partners, LLC., a California Limited Liability Company.

\_\_\_\_\_

Notary Public

*"See Acknowledgment Attached"*

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

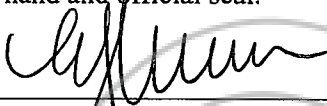
State of California                    )  
County of Los Angeles                )

On June 10, 2016 before me, E.J. Lopez a Notary Public,  
personally appeared Wade P. Brandenberger

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

My Commission Expires: September 9, 2019



**EXHIBIT "A"**

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

A portion of Lot 426 and Lot 440 as shown on the map of the RE-SUBDIVISION of Lots 91A & B; 92A & B; 93 through 96 and 221 through 232, GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 10, 1967, as Document No. 37049, more particularly described as follows:

That portion of the South 1/2 of the Northeast 1/4 of Section 16, Township 12 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of Lot 426 as said lot is shown on the final map of "Subdivision of Lots 91A & B, 92A & B, 93 thru 96, and 221 thru 232, Gardnerville Ranchos Unit 2," recorded in Book 1 of Maps as Document No. 37049, in the Official Records of Douglas County; thence Northeasterly along the Northwesterly line of said lot, N. 39° 00' 30" E., 212.35 feet to a point on the right-of-way line of Starlight Court, said right-of-way line being a curve, concave to the North and having a radius of 45.00 feet, a radial line through said point bears S. 39° 00' 30" W.; thence Easterly along said curve through a central angle of 82° 56' 56" an arc distance of 65.15 feet to a point on said curve, a radial line through said point bears S. 43° 56' 26" E., said point is the Northeasterly corner of the parcel described herein; thence Southeasterly along the Northeasterly line of the parcel S. 14° 09' 43" E., 98.56 feet; thence S. 49° 06' 59" E., 110.08 feet to a point on the Southerly line of said Lot 426; thence Westerly along said Southerly line N. 89° 59' 30" W., 300.56 feet to the Point of Beginning.

Note: The Bearing N. 00° 00' 30" E., being the centerline of Starlight Court as shown on the Subdivision of Lots 91A&B, 93 thru 96, and 221 thru 232, Gardnerville Ranchos Unit 2, recorded in Book 1 of Maps as Document No. 37049, Official Records of Douglas County, Nevada, was used as the *Basis of Bearings* for this description.

Said land is shown as Lot 426A of that certain Record of Survey Map to support a Lot Line Adjustment recorded in the office of the Douglas County Recorder, State of Nevada, on June 20, 2016, as Document No. 2016-882844.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 20, 2016, as Document No. 2016-882841 of Official Records.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-16-610-002

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Twnhse                      d)  2-4 Plex  
 e)  Apt. Bldg                              f)  Comm'/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: \$236,000.00  
 Deed in Lieu of Foreclosure Only (value of property)  
 Transfer Tax Value: \$236,000.00  
 Real Property Transfer Tax Due: \$920.40

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 [Signature] Capacity Seller  
 Signature [Signature] Capacity Buyer

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Duke Partners, LLC., a California Limited Liability Company  
 Address: 2320 Potosi Street, Suite 130  
 City: Las Vegas  
 State: NV                      Zip: 89146

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Daniel Hayter  
 Address: 948 Starlight Court  
 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: Kietzke Office  
5390 Kietzke Ln Suite 101  
 City/State/Zip: Reno, NV 89511

Esc. #: 080161-SAB