

DOUGLAS COUNTY, NV  
RPTT:\$975.00 Rec:\$15.00  
\$990.00 Pgs=2  
TICOR TITLE - CARSON  
KAREN ELLISON, RECORDER

2016-887044

09/02/2016 09:30 AM

WHEN RECORDED MAIL TO:  
Jamie Lynn Radmacher  
1500 Shadow Mountain Ct.  
Auburn, CA 95602

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1602991-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1022-18-001-046  
R.P.T.T. \$ 975.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

Pinion Pines Mobile Park, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jamie Lynn Radmacher, a married woman as her sole and separate property

all that real property situated in the County of Douglas, State of Nevada, described as follows:

A Portion of the East ½ of Section 18, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Parcel A, as set forth on the Parcel Map for Jack R. Robinson and Roberta E. Robinson, recorded January 27, 1978, in book 178, Page 1636, Document No. 17093, Official Records of Douglas County, State of Nevada.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Pinion Pines Mobile Park, LLC, a Nevada limited liability company, <sup>By</sup> DIANE SAKAKIHARA, SUCCESSOR TRUSTEE OF  
The Alva F. Rich 2014 Living Trust, Manager

Diane Sakakihara

By: Diane Sakakihara, Successor Trustee

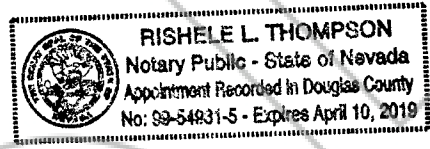
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 8/10/16  
by Diane Sakakihara, Successor Trustee

RNL

NOTARY PUBLIC



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1022-18-001-046
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other MOBILE HOME PARK

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$250,000.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$250,000.00  
 Real Property Transfer Tax Due: \$ 975.00

**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 SELLER / GRANTOR  
 Signature [Signature] Capacity BUYER / GRANTEE

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

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

Print Name: PANTON PINES MOBILE PARK LLC  
 Address: 8676 POW STREET  
ELK GROVE CA 95624  
 City, State, Zip

Print Name: Jamie Lynn Radmacher  
 Address: 1500 SHADOW MOUNTAIN CT  
KUBURN CA 95602  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1602991-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703