

A.P.N.: 1418-15-110-004  
File No: 141-2507112 (NMP)  
R.P.T.T.: \$19,500.00

DOUGLAS COUNTY, NV  
RPTT:\$19500.00 Rec:\$16.00  
\$19,516.00 Pgs=3  
2016-887464  
09/12/2016 04:06 PM  
FIRST AMERICAN TITLE STATELINE  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
CT Shanks, LLC.  
4170 Caughlin Parkway  
Reno, NV 89519

### ***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Donald L. Carano and Rhonda Carano, husband and wife as community property  
do(es) hereby *GRANT, BARGAIN and SELL* to

CT Shanks, LLC., a Nevada limited liability company

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

#### **PARCEL 1:**

**LOT 29, AS SHOWN ON THE 2ND AMENDED PLAT OF UPPAWAY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 6, 1981 IN BOOK 281 OF MAPS AT PAGE 768 AS INSTRUMENT NO. 53353, BEING AN AMENDED MAP OF THE MAP OF UPPAWAY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 21, 1976.**

#### **PARCEL 2:**

**EXCLUSIVE EASEMENT AS GRANTED BY UPPAWAY ESTATES, INC. TO THOMAS E. JOHNSTON, ET UX, IN INSTRUMENTS RECORDED JANUARY 20, 1988 AND MARCH 7, 1988 IN OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA AS DOCUMENT NOS. 171118 AND 173858, RESPECTIVELY. AN INSTRUMENT OF CLARIFICATION OF SAID EASEMENT AGREEMENTS WAS RECORDED NOVEMBER 19, 1988 IN BOOK 1188 AT PAGE 3909, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA AS DOCUMENT NO. 191553.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 07/07/2016

COPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-15-110-004
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$5,000,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$5,000,000.00
- d) Real Property Transfer Tax Due \$19,500.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Donald L. Carano*

Capacity: *Owner*

Signature: *Rhonda Carano*

Capacity: *Owner*

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

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

Donald L. Carano and Rhonda

Print Name: CT Shanks, LLC.

Print Name: Carano

Address: 2635 Spinnaker Dr

Address: 4170 Caughlin Parkway

City: Reno

City: Reno

State: NV Zip: 89519

State: NV Zip: 89519

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

First American Title Insurance

File Number: 141-2507112 NMP/NMP

Print Name: Company

Address: P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)