

DOUGLAS COUNTY, NV

2016-890067

RPTT:\$897.00 Rec:\$17.00

\$914.00 Pgs=4

11/03/2016 01:37 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1022-15-001-118

RPTT 897.00

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 078523-RTO

When Recorded Mail To:

VIA REAL ESTATE, LLC

13105 CR 1820

LUBBOCK, TEXAS 79420

Mail Tax Statements to: (deeds only)

Same as above

(space above for Recorder's use only)

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

[Handwritten Signature]

GRANT, BARGAIN and SALE DEED

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

DOUGLAS COUNTY APN 1022-15-001-118

RECORDING REQUESTED BY:

Name: *Lawrence Bryan Masini*
Address: *PO Box 1518*
City/State/Zip: *HERKIMER, NY 13347*

MAIL TAX STATEMENTS TO:

Name: VIA Real Estate, LLC
Address: 13105 CR 1820
City/State/Zip: Lubbock, Texas 79424

078523-RTU

GRANT, BARGAIN AND SALE DEED

The undersigned hereby affirms that the attached document, including any exhibits, submitted for recording DOES NOT contain personal information of any person. (NRS 239B.030)

The undersigned hereby affirms that the attached document or any exhibits submitted for recording DOES contain personal information of a person as required by _____.



Lawrence Bryan Masini, Trustee

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, **Lawrence Bryan Masini, Trustee of The Bryan Masini Family Trust, dated August 18, 1987** (Grantor) does hereby grant, bargain, sell, and convey to **VIA Real Estate, LLC**, a Nevada limited liability company (Grantee), all that real property in the County of Douglas, State of Nevada, being Douglas County Assessor's Parcel Number 1022-15-001-118, and more specifically described as follows:

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

All that certain lot, piece or parcel of land lying entirely within Parcel B, as shown on the Official Plat of Topaz Ranch Estates Unit No.4, Recorded November 16, 1970, Book 1 of Maps, as Document No. 50212, filed for record in the office of the County Recorder, Douglas County Nevada, being more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Block V, Topaz Ranch Estates Unit No.4 and proceeding thence along the Easterly side of Albite Road, South $12^{\circ} 23' 37''$ East, 440.12 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence proceeding along said curve, having a central angle of $03^{\circ} 21' 07''$, a radius of 970.00 feet, through an arc length of 56.74 feet to the true point of beginning, said point also being the beginning of a curve to the left, the tangent of which bears South $15^{\circ} 44' 44''$ East; thence along said curve, having a central angle $06^{\circ} 45' 26''$, a radius of 970.00 feet, through an arc length of 114.40 feet to a point of compound curvature, the tangent of which bears, South $22^{\circ} 30' 10''$ East, thence along said curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 40.00 feet, through an arc length of 62.83 feet to a point on the Northerly line of Nevada State Highway No. 3; thence along said Northerly line North $67^{\circ} 29' 50''$ East 268.06 feet; thence North $17^{\circ} 25' 10''$ West, 126.83 feet; thence South $72^{\circ} 34' 51''$ West 313.80 feet to the True Point of Beginning.

[In compliance with NRS 111.312, the hereinabove legal description was taken from instrument recorded on February 17, 2004, in Book 204, at Page 6603, as Document No. 604809, Official Records of Douglas County, Nevada.]

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1022-15-001-118

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: \$230,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$230,000.00
 Real Property Transfer Tax Due: 897.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: % _____

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 Trustee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Lawrence Masini
 Address: Po Box 1518
 City: YERINGTON, NV
 State: NEVADA Zip: 89447

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: VIA Real Estate, LLC
 Address: 13105 CR 1820
 City: Lubbock
 State: TX Zip: 79424

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. #: 078523-RTO