

DOUGLAS COUNTY, NV

2016-890457

RPTT:\$341.25 Rec:\$16.00

\$357.25 Pgs=3

11/10/2016 02:22 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1220-16-310-069

RPTT: \$341.25

Recording Requested By:

Western Title Company

Escrow No.: 084551-AMG

When Recorded Mail To:

Oak Valley Holdings LLC

PO Box 643

Zephyr Cove, NV 89448

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 _____

Jessica S.
Jessica S.

Escrow Assistant

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,

Monica Lynn Phelps, Trustee of the RDC Irrevocable Trust dated June 3, 2015

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

Oak Valley Holdings LLC, a Nevada limited liability company

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:

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

Lot 85, in Building L, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSES 1, filed for record in the office of the County Recorder of Douglas County, Nevada on November 14, 1979, in Book 1179, Page 776, as Document No. 38712, and as corrected by Certificate of Amendment recorded July 14, 1980, as Document No. 46136.

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

Dated: 11/04/2016

The RDC Irrevocable Trust dated June 3, 2015

Monica Phelps
Monica Lynn Phelps, Trustee

STATE OF Nevada

COUNTY OF Carson City

This instrument was acknowledged before me on

11/10/16

By Monica Lynn Phelps.

[Signature]
Notary Public

 **AMY GUTIERREZ**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 09-10312-3 - Expires April 1, 2017

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-310-069

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: \$87,500.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$87,500.00
 Real Property Transfer Tax Due: \$341.25

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 eAgent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: RDC Irrevocable Trust dated June 3, 2015
 Address: 1493 Meridian Road
 City: Victor
 State: MT Zip: 59875

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Oak Valley Holdings LLC
 Address: PO Box 643
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
 2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 084551-AMG