

DOUGLAS COUNTY, NV **2016-891557**
RPTT:\$1207.05 Rec:\$18.00
\$1,225.05 Pgs=5 12/02/2016 02:30 PM
ETRCO, LLC
KAREN ELLISON, RECORDER

APN#: 1220-21-111-065

RPTT: \$1,207.05

Recording Requested By:

Western Title Company

Escrow No.: 084724-WLD

When Recorded Mail To:

Frank E. Stroobant

P.O. Box 6719
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 _____

Wendy Dunbar


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,

Dooston Gardnerville, LLC, a California limited liability company

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

Frank E. Stroobant, a married man as his sole and separate property

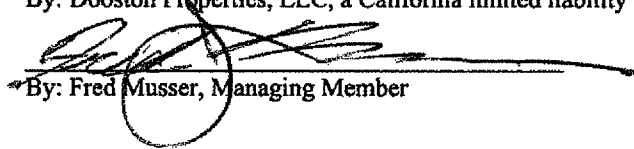
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 11/29/2016

Dooston Gardnerville, LLC, a California limited liability company
By: Dooston Properties, LLC, a California limited liability company, Manager


By: Fred Musser, Managing Member

STATE OF California

COUNTY OF Alameda

This instrument was acknowledged before me on

November 30, 2016

By Fred Musser.


Notary Public

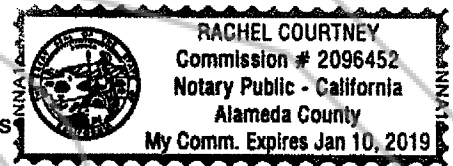


EXHIBIT "A"

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

All that certain parcel situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Twenty-One (21), Township Twelve (12) North, Range Twenty (20) East, Mount Diablo Meridian, County of Douglas, State of Nevada, being a portion of the Common Area as shown on the Final Map Heritage Nevada Senior Housing, A Planned Unit Development, filed in Book 906, Page 2968, being Document No. 684198, recorded in Official Records of Douglas County, Nevada on September 11, 2006 being more particularly described as follows:

ALL of Lot 36 as shown on said Heritage Nevada Senior Housing final map, as Document No. 684198.

TOGETHER WITH:

COMMENCING at the southwest corner of the Heritage Nevada Senior Housing final map, being the southwest corner of the Common Area Parcel as shown on said final map, from which the Northwest Corner of said Section 21, bears North 00°00'49" West, 1042.33 feet;

THENCE, North 71°08'33" East, 340.54 feet to the POINT OF BEGINNING for this description, being a point on the prolongation of the westerly line of said Lot 36;

THENCE, leaving said Point of Beginning and along the prolongation of the westerly line of said Lot 36, North 04°38'24" East, 5.00 feet, to the southwest corner of said Lot 36;

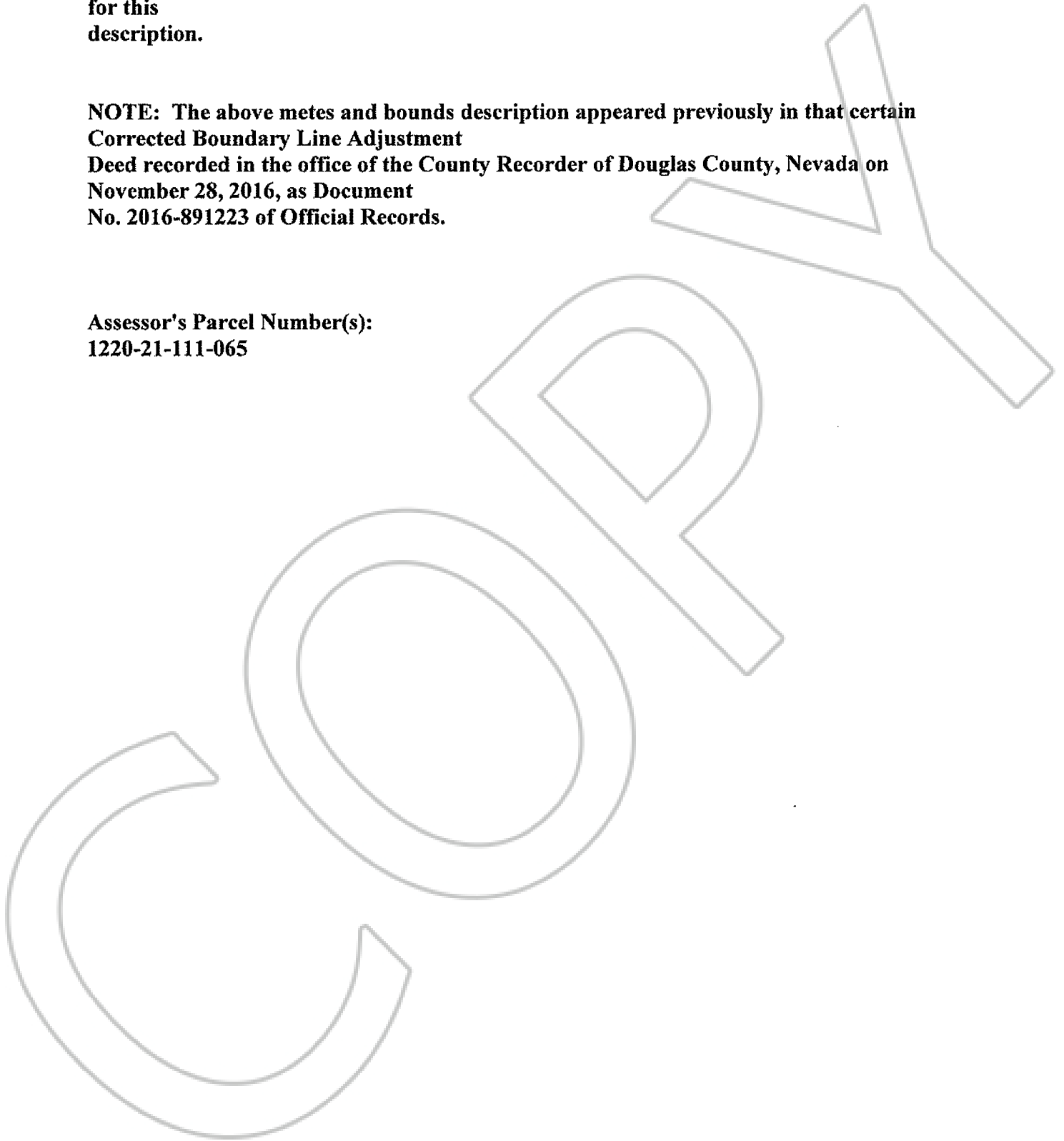
THENCE, along the southerly line of said Lot 36, South 85°21'36" East, 50.00 feet, to the southeast corner of said Lot 36;

THENCE, along the prolongation of the easterly line of said Lot 36, South 04°38'24" West, 5.00 feet;

**THENCE, North 85°21'36" West, 50.00 feet, to the above mentioned Point of Beginning,
for this
description.**

**NOTE: The above metes and bounds description appeared previously in that certain
Corrected Boundary Line Adjustment
Deed recorded in the office of the County Recorder of Douglas County, Nevada on
November 28, 2016, as Document
No. 2016-891223 of Official Records.**

**Assessor's Parcel Number(s):
1220-21-111-065**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-21-111-065

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: \$309,257.81
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$309,257.81
 Real Property Transfer Tax Due: \$1,207.05

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 _____ Capacity SELLER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Dooston Gardnerville, LLC, a California limited liability company
 Address: 5270 San Vicente Terrace
 City: Dublin
 State: CA Zip: 94568

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Frank E. Stroobant
 Address: P.O. Box 6719
 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: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 084724-WLD