

APN# 1420-07-801-001

**Recording Requested by/Mail to:**

Name: Lard Group II, LLC

Address: P.O. Box 2206

City/State/Zip: Canyon Lake, TX 78133

**Mail Tax Statements to:**

Name: Alexander Christopher

Address: P.O. Box 2206

City/State/Zip: Canyon Lake, TX 78133



KAREN ELLISON, RECORDER

Grant Bargain Sale Deed

**Title of Document** (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\$1.00 Additional Recording Fee for Use of This Page

## Grant Bargain Sale Deed with Assignment

Date: November 22, 2016

Grantor (whether one or more): **Land Group II, LLC**

Grantor's address: **PO Box 2206, Canyon Lake, TX 78133**

Grantee: **Alexander Christopher**

Property (including any improvements):

**Parcel # 1420-07-801-001**

**Known as 3401 Hwy 395, as recorded in the office of the county recorder of Douglas County, Nevada, described in exhibit "A" attached hereof**

Grantor, for and in consideration of the sum of Ten dollars (\$10) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby expressly acknowledged and agreed, conveys to Grantee all of Grantor's right, title, and interest in and to the property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have claim, or demand any right or title to the property or any part of it.

Grantor further hereby agrees to perform any and all acts that are reasonably necessary to effectuate the purposes of this Grant Bargain Sale Deed with assignment, including, without limitation, providing information and documents to Grantee, executing any other documents reasonably necessary to effectuate the purpose of this assignment and comply with all reasonable request of Grantee.

Grantor hereby agrees to indemnify, defend and hold Grantee and its shareholders, officers, directors, employees and agents harmless from any liability, claims, damages, costs and expenses (including reasonable attorney's fees) caused by the breach of any representation, warranty, or covenant of Grantor under or in connection with this assignment.

When the context requires, singular nouns and pronouns include the plural.

Grantors:

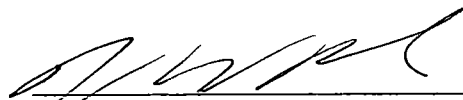


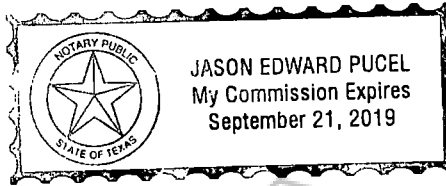
**Land Group II, LLC  
Michael Christopher, Manager**

STATE OF Texas

COUNTY OF Comal

Then personally appeared Michael Christopher  
to me known to be the person(s) described in and who executed the foregoing instrument and  
SUBSCRIBED, SWORN TO and ACKNOWLEDGED BEFORE ME on this 20<sup>th</sup> day of  
December, 2016, that He executed the same, to certify which witness my hand and seal  
of office.

  
\_\_\_\_\_  
Notary Public, State of Texas



After recording return to: Land Group II, LLC, P.O. Box 2206, Canyon Lake, TX 78133

**COOPER**

Exhibit

"A"

PARCEL NUMBER: 1420-07-801-001

**DESCRIPTION OF PROPERTY:**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A Parcel of land located in the SW 1/4 SE 1/4 of Section 7, T. 14N., R.20 E., M.D. B. & M., Douglas County, Nevada, more particularly described as follows:

Beginning at the U.S.B.L.M. brass cap marker which is the S. E. corner of the S. W. 1/4 S.E. 1/4 of Section 7, T. 13N., R. 20 E. and also the True Point of Beginning Thence S. 89°42'36"W. along the section line 123.52 ft. to the southwest corner which lies on the east right-of-way line of U.S. 395. Thence N. 11°14' 06"E., 641.11 ft. along said right-of-way line to point Thence S. 00°07'37", W., 628.20 ft to the True Point of Beginning.

In compliance with Nevada Revised Statute 111.312, The Herein above legal Description was taken from instrument recorded May 25, 1978, Book 578, Page 2129, as file no. 21136, recorded in the official records of Douglas County, State of Nevada.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1420-07-801-001  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1,000  
Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \$ 1,000  
Real Property Transfer Tax Due: \$ 3.90 ✓

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 Manager

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Land Group II, LLC  
Address: PO Box 2206  
City: Canyon Lake  
State: TX Zip: 78133

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

Print Name: Alexander Christopher  
Address: PO Box 2206  
City: Canyon Lake  
State: TX Zip: 78133

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_