

DOUGLAS COUNTY, NV  
RPTT:\$5499.00 Rec:\$17.00  
\$5,516.00 Pgs=4  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2017-893004**

01/05/2017 01:12 PM

APN#: 1318-15-110-002

RPTT: \$5,499.00

Recording Requested By:

Western Title Company

Escrow No.: 085390-WLD

When Recorded Mail To:

Jeff Howes and Qianyan Cheng

2211 Glancy Court

Carmichael, CA 85608

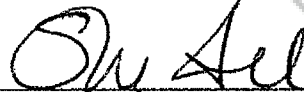
Mail Tax Statements to: (deeds only)

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

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**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,

GreenPay LLC, a Wyoming limited liability company

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

Sierra Pine 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 Zephyr Cove, 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: 12/28/2016

GreenPay, LLC

  
Edward R. Stars, Manager

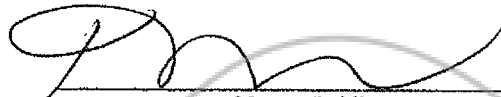
STATE OF California

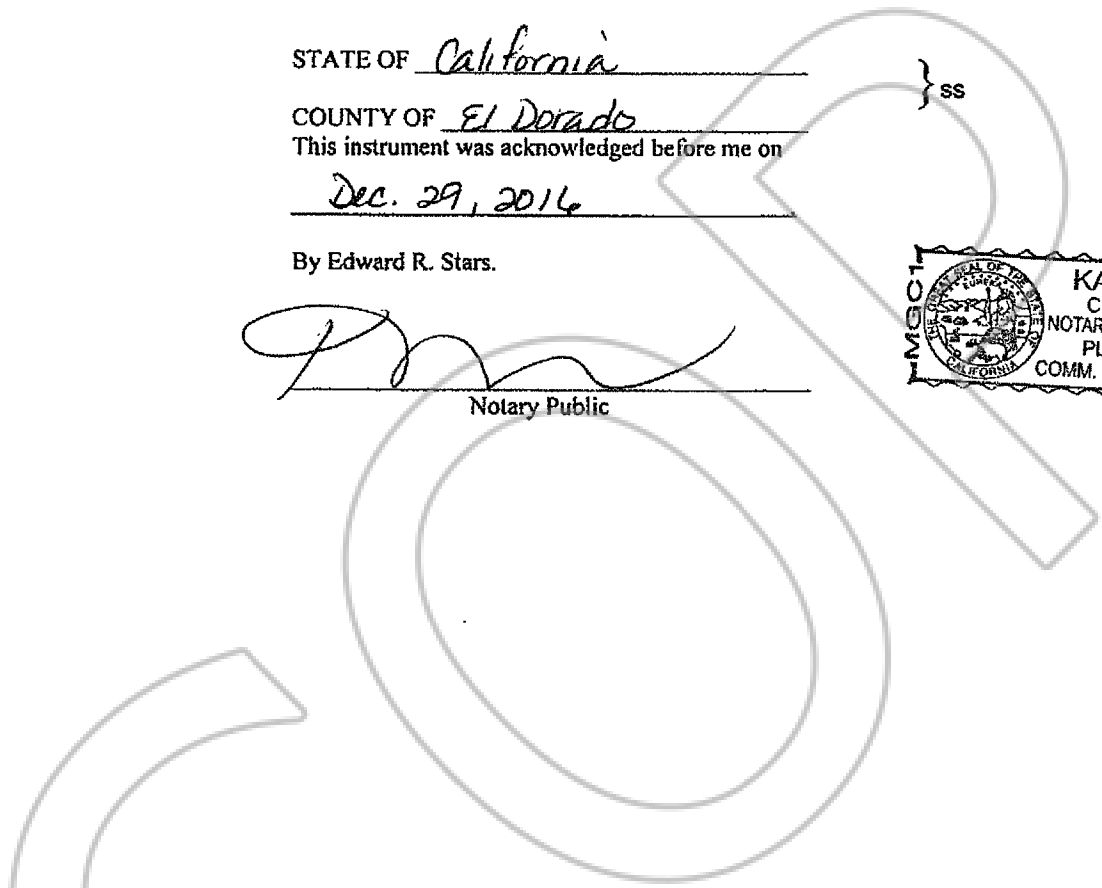
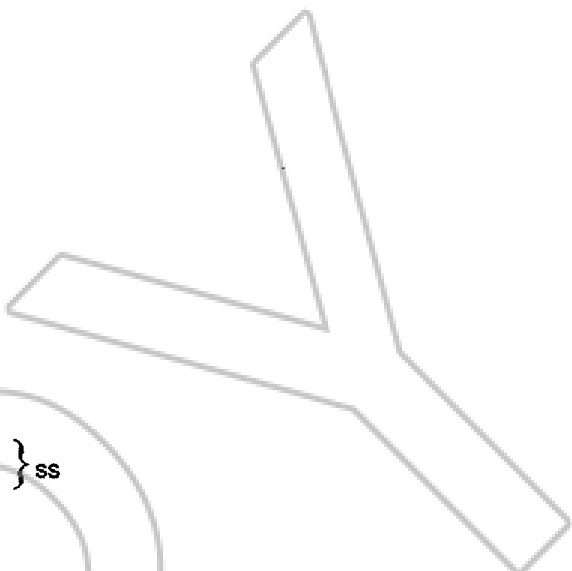
COUNTY OF El Dorado

This instrument was acknowledged before me on

Dec. 29, 2016

By Edward R. Stars.

  
Notary Public



**EXHIBIT "A"**

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

**Parcel 1:**

**Unit No. 2, as shown on the official plat of PINEWILD, a Condominium, filed for record in the office of the County Recorder, Douglas County, Nevada, on June 26, 1973, in Book 673, Page 1089, as Document No. 67150.**

**Parcel 2:**

**The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1, above.**

**Parcel 3:**

**An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 11, 1974, in Book 374 of Official Records, at Page 193, Document No. 72219, as "Limited Common Area" and thereby allocated to the unit described in Parcel No. 1, above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.**

**Parcel 4:**

**Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium, more particularly described in the description of Parcel No. 3, above.**

**Assessor's Parcel Number(s):  
1318-15-110-002**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1318-15-110-002

2. Type of Property:  
 a)  Vacant Land  
 b)  Single Fam. Res.  
 c)  Condo/Twnhse  
 d)  2-4 Pflx  
 e)  Apt. Bldg  
 f)  Comm'/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: \$1,410,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$1,410,000.00  
 Real Property Transfer Tax Due: \$5,499.00

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

5. Partial Interest: Percentage being transferred: 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 [Signature] Capacity MANAGER/Manager  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: GreenPay LLC, a Wyoming limited liability company  
 Address: 1743 Terracina Dr.  
 City: El Dorado Hills  
 State: CA Zip: 95762

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

Print Name: Jeff Howes and Qianyan Cheng  
 Address: 2211 Glancy Court  
 City: Carmichael  
 State: CA Zip: 85608

**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. #: 085390-WLD