

DOUGLAS COUNTY, NV

2017-893143

RPTT:\$565.50 Rec:\$16.00

\$581.50 Pgs=3

01/10/2017 09:31 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1321-29-001-007

RPTT: \$565.50

Recording Requested By:

Western Title Company

Escrow No.: 081696-TEA

When Recorded Mail To:

Dennis E. Cartier

Carol A. Cartier

1350 Broadstone Pkwy #4221

Folsom, CA 95630

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 _____

Traci Adams

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,

Carson Valley Homesites, LLC, a Nevada limited liability company

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

Dennis E. Cartier and Carol A. Cartier, husband and wife as joint tenants with right of survivorship

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 11, as set forth on Final Parcel Map #1 LDA 04-086 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 10, 2007, in Book 0707, Page 3208, as Document No. 704855.

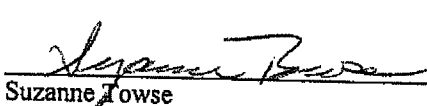
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 09/01/2016

Carson Valley Homesites, LLC, a Nevada limited liability company



Greg Lynn
Managing Member



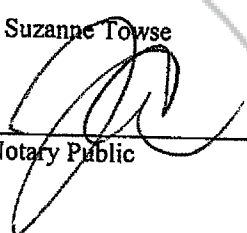
Suzanne Towse
Managing Member

STATE OF Nevada

COUNTY OF Douglas } SS

This instrument was acknowledged before me on
12/30/16

By Greg Lynn and Suzanne Towse



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1321-29-001-007

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:	\$145,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$145,000.00
Real Property Transfer Tax Due:	\$565.50

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 <u>[Signature]</u>	Capacity <u>MANAGING MEMBER</u>
Signature <u>[Signature]</u>	Capacity <u>Managing Member</u>

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Carson Valley Homesites, LLC, a Nevada limited liability company
 Address: 1222 Bobwire Lane
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Dennis E. Cartier and Carol A. Cartier
 Address: 1350 Broadstone Pkwy #4221
 City: Folsom
 State: CA Zip: 95630

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. #: 081696-TEA