

DOUGLAS COUNTY, NV **2017-894045**
RPTT:\$1365.00 Rec:\$14.00
\$1,379.00 Pgs=1 **01/31/2017 01:45 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-33-610-026

Escrow No. 00225133 - 016 - 17
RPTT 1,365.00
When Recorded Return to:
Edward Sparhawk
12894 Labarr Meadows Road
Grass Valley, CA 95949
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Northern Nevada Ventures, LLC, a Nevada limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to
Edward Sparhawk and Sarah Sparhawk, Husband and Wife, as Joint Tenants with Right of
Survivorship
all that real property situate in the County of Douglas, State of Nevada, described as
follows:

**Lot 1, in Block 4, of MOUNTAIN VIEW ESTATES NO. 2, according to the map thereof,
filed in the Office of the County Recorder of Douglas County, Nevada, on October 24,
1979, in Book 1079, Page 1962, as Document No. 38123.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my/our hand(s) this 25 day of JANUARY, 2017


Northern Nevada Ventures, LLC

Penny L. Echan
By: Penny L. Echan, Managing
Member

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 1-25, 2017,
by Northern Nevada Ventures, LLC, *Penny L. Echan*

Dena Reed
NOTARY PUBLIC
SPACE BELOW FOR RECORDER

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-90678-5 - Expires March 14, 2019

1. APN: 1420-33-610-026

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 No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$350,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$350,000.00
 Real Property Transfer Tax Due: \$ 1,365.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section ____
 b. Explain Reason for Exemption: ____
 5. Partial Interest: Percentage being transferred: _____ %

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 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 <i>Renny C. Zelar</i>	Capacity grantor
Signature	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Northern Nevada Ventures, LLC	Print Name: Edward Sparhawk & Sarah Sparhawk
Address: P.O. Box 457	Address: 12894 Labarr Meadows Road
City/State/Zip: Zephyr Cove, NV 89448	City/State/Zip: Grass Valley, CA 95949

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00225133-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)