

DOUGLAS COUNTY, NV
RPTT:\$3276.00 Rec:\$17.00
\$3,293.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2017-896999

04/10/2017 11:43 AM

APN#: 1320-26-002-005
RPTT: \$3,276.00

Recording Requested By:
Western Title Company
Escrow No.: 087225-ARJ

When Recorded Mail To:
Andrew L. Baudino
Rosemary Baudino
1664 East Valley Road
Gardnerville, NV 89410

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 _____

M. Simpson
Michelle Simpson

Escrow Assistant

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,

CLC Development, Inc., a Minnesota Corporation

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

Andrew L. Baudino and Rosemary Baudino, 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:

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: 04/03/2017


CLC Development, Inc., a Minnesota Corporation


By: Leroy Chard, President

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on

4/4/17

By Leroy Chard


Notary Public

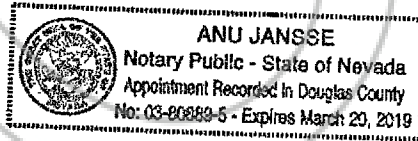


EXHIBIT "A"

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

That portion of the West 1/2 of Section 26, Township 13 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

PARCEL 1:

Beginning at the Southeast corner of Parcel 13-D, as said parcel is shown on the JOHN S. SHAHIN PARCEL MAP as said map was recorded in Book 1189, at Page 2369 as Document No. 214981; thence North 89°01'53" West, 1,775.00 feet; thence North 0°52'15" East, 245.47 feet; thence South 89°02'02" East, 1,775 feet; thence South 0°52'15" West, 245.55 feet to the point of beginning.

Reserving therefrom a non-exclusive easement for roadway and public utilities over and across the East 50 feet of said land.

Said parcel contains easements for access and public utility purposes as shown on the Record of Survey filed in support of this Lot Line Adjustment, recorded September 18, 1990 in Book 990 of Official Records at Page 2409, Douglas County, Nevada, as Document No. 234827.

The parcel described above replaces Parcel 13-D as shown per said Document No. 214981 and is now shown as 13-D-1 on the above mentioned Record of Survey.

PARCEL 2-A:

Non exclusive access and utility easements for ingress and egress as set forth on that certain Record of Survey for Nevis Industries, Inc., filed for record in the office of the County Recorder of Douglas County, Nevada, on December 23, 1980 as Document No. 51917 of Official Records.

PARCEL 2-B:

Access and utility easement, with incidents thereto, as conveyed in instrument recorded November 2, 1990 in Book 1190 of Official Records at Page 196, Douglas County, Nevada, as Document No. 238005.

Beverly A. LaMotte, wife of the grantee herein, joins in the execution of this conveyance to divest all of her right, title and interest in and to the herein described real property, community or otherwise, that she may have or be presumed to have by reason of her marriage to the Grantee.

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

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 2, 2011, as Document No. 789066 of Official Records.

Assessor's Parcel Number(s):
1320-26-002-005

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-26-002-005

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: \$840,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$840,000.00
 Real Property Transfer Tax Due: \$3,276.00

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: M. Simpson Capacity: ESCROW ASSISTANT
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Starker Services, Inc. as Qualified Intermediary for CLC Development, Inc., a Minnesota Corporation
 Address: 10560 Old Hwy 169 Bl
 City: Belle Plaine
 State: MN Zip: 56011

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Andrew L. Baudino and Rosemary Baudino
 Address: 1664 East Valley Road
 City: Gardnerville
 State: NV Zip: 89410

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. #: 087225-ARJ