

APN# : 1220-09-310-011
RPTT: \$1,677.00

DOUGLAS COUNTY, NV
RPTT:\$1677.00 Rec:\$16.00
\$1,693.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2017-899573

06/05/2017 03:43 PM

Recording Requested By:

Western Title Company

Escrow No.: 086643-DVS

When Recorded Mail To:

Mark D Thomsen

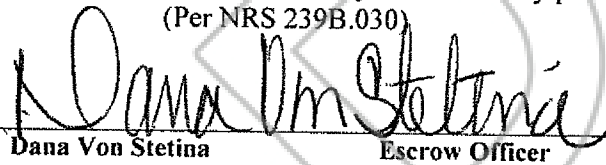
1288 Cedar Brook Court
Gardnerville, NV. 89460

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


Dana Von Stetina

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,

Lanturn Investments, LLC, a Nevada limited liability company

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

MARK D. THOMSEN, A SINGLE MAN

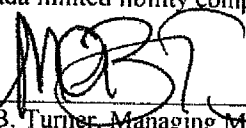
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardneville, County of Douglas State of Nevada bounded and described as follows:

Lot 25, as set forth on that certain Final Map PD 04-009 for CEDAR CREEK, a Planned Development, filed for record on March 9, 2006 in Book 306 at Page 3246, as Document No. 669544 of Official Records of Douglas County, Nevada.

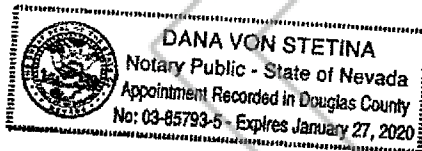
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 05/31/2017

Lanturn Investments, LLC,
a Nevada limited liability company

By: 
Mark B. Turner, Managing Member

By: 
Sam Landis, Managing Member



STATE OF Nevada

COUNTY OF Carson City

This instrument was acknowledged before me on

June 5, 2017

by Mark B. Turner and Sam Landis of
Lanturn Investments, LLC, a Nevada limited liability
company.


Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-09-310-011

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:	\$429,900.00
Deed in Lieu of Foreclosure Only (value of property)	(_____)
Transfer Tax Value:	\$429,900.00
Real Property Transfer Tax Due:	1,677.00

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 Grantor
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Lanturn Investments, LLC, a Nevada limited liability company
 Address: 3075 College Drive
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Mark D Thomsen
 Address: 1288 Cedar Brook Court
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo. LLC. On behalf of Western Title Company
 Address: Carson Office
 2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 086643-DVS