

DOUGLAS COUNTY, NV

2017-899660

RPTT:\$351.00 Rec:\$17.00

\$368.00 Pgs=4

06/08/2017 10:01 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1320-23-002-056

RPTT: \$351.00

Recording Requested By:

Western Title Company

Escrow No.: 088539-TEA

When Recorded Mail To:

Clark Trust Agreement

P.O. Box 909

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


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,

Grandview Douglas LLC, a Nevada limited liability company

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

Dennis P. Clark and Nancy Beasley Clark, Trustees of the Clark Family Trust Agreement dated 9/28/05

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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:

Parcel 1:

Lot 49 as Shown on the Map (PD 99-12-01) OF GRANDVIEW ESTATES, PHASE 1, Filed in the Office of the Douglas County Recorder On January 6, 2003, File No. 562908.

Parcel 2:

A Non-Exclusive Stormwater Drainage Easement as Set Forth In Grant Of Stormwater Drainage Easement And Maintenance Agreement Dated June 27, 2011, Recorded July 22, 2011 As Instrument No. 786781 Of Official Records.

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

Dated: 05/19/2017

Grant, Bargain and Sale Deed – Page 3

Grandview Douglas LLC, a Nevada limited liability company
By: SCM Corp of Nevada, a Nevada corporation, as Manager


by: Mark A. Trinta
Authorized Member

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Cynthia M. Sauls:

Notary Public

see attached

} ss

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

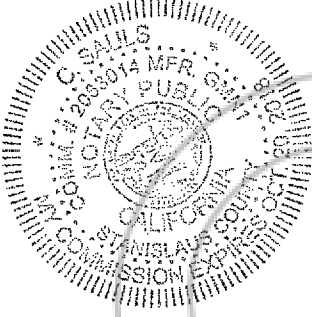
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On May 25, 2017 before me, C. Sands, Notary Public
Date Mark A. Trinta Here Insert Name and Title of the Officer
personally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant, Bargain, Sale Deed - Lot 49 Document Date: 5/19/2017
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-23-002-056

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:	\$90,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$90,000.00
Real Property Transfer Tax Due:	\$351.00

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 _____	Capacity <u>Buyer</u>
Signature _____	Capacity <u>Buyer</u>

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Grandview Douglas LLC, a Nevada limited liability company
Address: 1920 Standiford Ave. #1
City: Modesto
State: CA **Zip:** 95350

Print Name: Dennis P. Clark and Nancy Beasley Clark, Trustees of the Clark Family Trust Agreement dated 9/28/05
Address: P.O. Box 909
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. #: 088539-TEA