

DOUGLAS COUNTY, NV  
RPTT:\$1287.00 Rec:\$17.00  
\$1,304.00 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

**2017-902031**

**07/28/2017 01:40 PM**

APN# : 1420-17-111-002  
RPTT: \$1,287.00

Recording Requested By:  
Western Title Company  
Escrow No.: 089526-SAB  
When Recorded Mail To:  
Karen Torry Greene Trust, dated  
January 25, 2013  
1894 E. William Street, #4-496  
Carson City, NV 89701

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 \_\_\_\_\_



Sherry Baker - Escrow Officer

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**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,

Duke Partners II, LLC, a Delaware Limited Liability Company

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

Karen Torry Greene, as Trustee of the Karen Torry Greene Trust, dated January 25, 2013

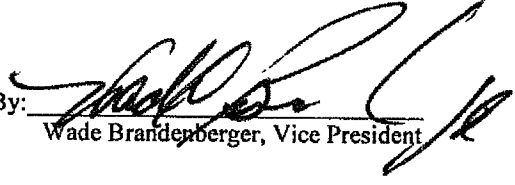
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

Lot 2, in Block A as set forth on that certain Final Map LDA #99-054-2 SUNRIDGE HEIGHTS III, PHASE 2, a Planned Unit Development, recorded in the office of the Douglas County Recorder on February 04, 2000 in Book 200, Page 723, as Document No. 485729.

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

Dated: 07/12/2017

Duke Partners II, LLC, a Delaware Limited Liability Company  
By Its Manager Wedgewood, LLC, a Delaware Limited Liability Company

By:   
Wade Brandenberger, Vice President

STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on  
\_\_\_\_\_

By Wade Brandenberger, Vice President of Wedgewood,  
LLC, a Delaware Limited Liability Company, Manager of  
Duke Partners II, LLC, a Delaware Limited Liability  
Company.

\_\_\_\_\_  
Notary Public

SEE ACKNOWLEDGMENT ATTACHED

## ACKNOWLEDGMENT

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 the document.

State of California            )  
County of Los Angeles        )

On July 17, 2017 before me, E.J. Lopez a Notary Public,  
personally appeared Wade P. Brandenberger

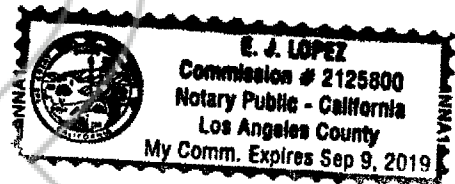
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

My Commission Expires September 9, 2019



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-17-111-002

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: \$329,900.00  
 Deed in Lieu of Foreclosure Only (value of property)  
 Transfer Tax Value: \$329,900.00  
 Real Property Transfer Tax Due: \$1287.00

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 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 [Handwritten Signature] Capacity seller  
 Signature [Handwritten Signature] Capacity buyer

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Duke Partners II, LLC, a Delaware Limited Liability Company  
 Address: 2320 Potosi Street, #130  
 City: Las Vegas  
 State: NV                      Zip: 89146

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Karen Torry Greene Trust, dated January 25, 2013  
 Address: 1899 E. William St #4-990  
 City: Carson City  
 State: NV                      Zip: 89701

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Kietzke Office  
5390 Kietzke Ln Suite 101  
 City/State/Zip: Reno, NV 89511

Esc. #: 089526-SAB