

DOUGLAS COUNTY, NV

2017-902351

RPTT:\$0.00 Rec:\$19.00

\$19.00 Pgs=6

08/04/2017 02:31 PM

ETRCO

KAREN ELLISON, RECORDER

E09

APN#: 1320-08-410-042

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 090438-AMG

When Recorded Mail To:

GCWCCast, LLC, a California

Limited Liability Company

28541 Heather Ln.

Castaic, CA 91384

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


Amy Gutierrez 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,

Guillermo Castelblanco and Cecilia Castelblanco, husband and wife as joint tenants with right of survivorship

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

GCWCCast, LLC, a California limited liability company

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:

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: 08/01/2017

Guillermo Castelblanco
Guillermo Castelblanco

Cecilia Castelblanco
Cecilia Castelblanco

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By _____

} ss

See Attachment

SA. 08-03-17

Notary Public



**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA 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 Los Angeles)

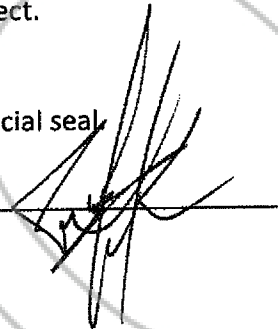
On August 03, 2017 before me, Sevak Arzooonian a Notary Public
(Date) (Here Insert Name and Title of the Officer)

personally appeared GUILLERMO CASTELBLANCO AND CECILIA CASTELBLANCO
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 of Notary Public



(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Grant, Bargain And Sale Deed Document Date: 08/01/2017

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Additional Information: _____

EXHIBIT "A"

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

Parcel 1:

A parcel of land being Unit 5 as shown on that Record of Survey for Meridian Business Park (A Commercial Subdivision) Davis Family Trust dated September 13, 2005 and recorded in Book 905, at Page 4180 of Douglas County Recorder as Document No. 654919, more particularly described as follows:

Beginning at the northeast corner of said Unit 5, which bears South 63°23'29" West, 110.88 feet from the northeast corner of the Remainder Parcel as shown on said Record of Survey for Meridian Business Park;
thence South 00°00'04" West, 48.00 feet;
thence North 89°59'56" West, 150.00 feet;
thence North 00°00'04" East, 24.00 feet;
thence South 89°59'56" East, 12.50 feet;
thence North 00°00'04" East, 24.00 feet;
thence South 89°59'56" East, 137.50 feet to the POINT OF BEGINNING.

The Basis of Bearing for this description is identical to that Record of Survey for Meridian Business Park (A Commercial Subdivision) Davis Family Trust dated September 13, 2005 and recorded in Book 905, at Page 4180 of Douglas County Recorder as Document No. 654919.

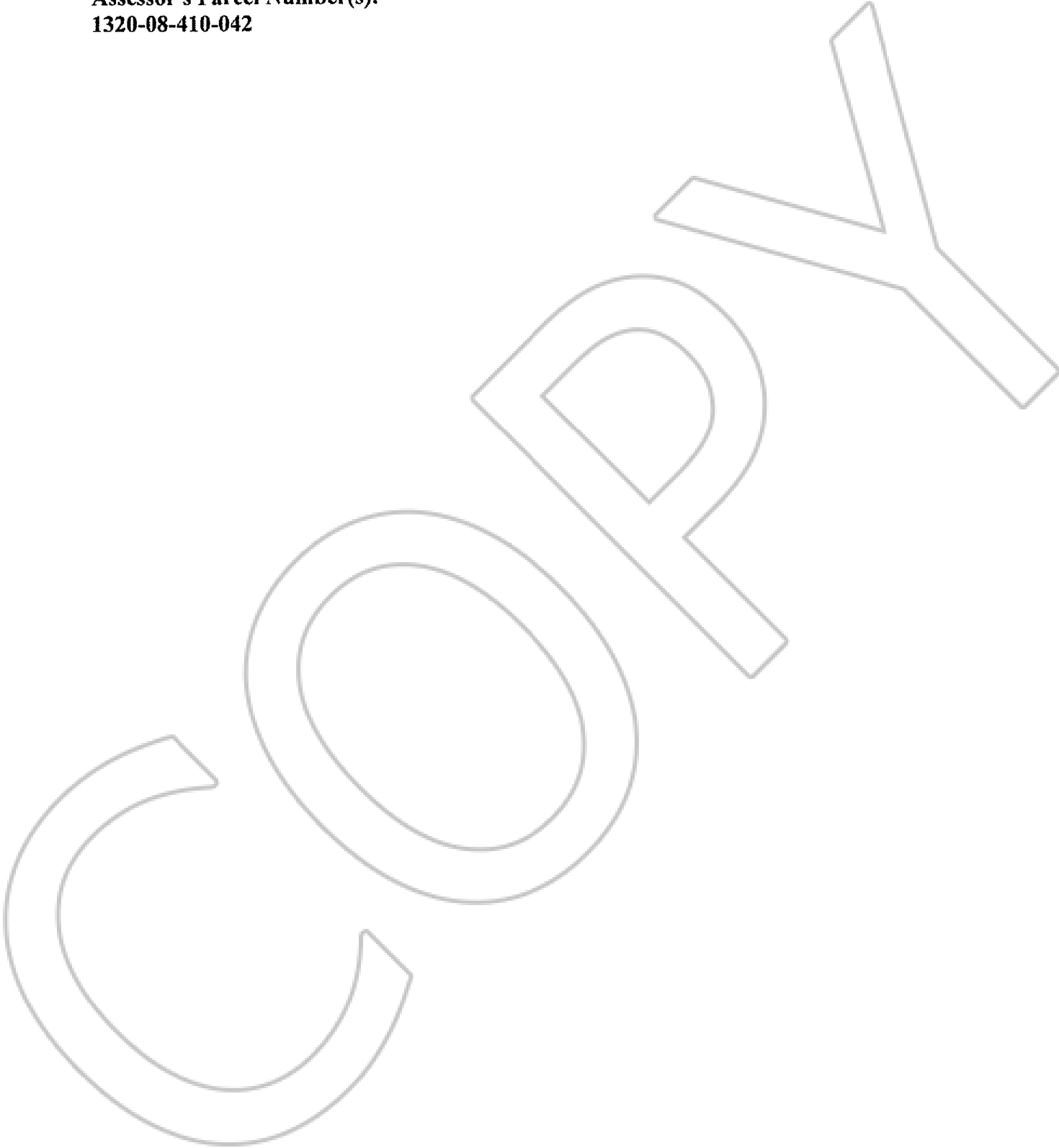
NOTE: The above metes and bounds description was prepared by Matthew P. Bernard, PLS# License No. 11172, if applicable, at R.O. ANDERSON ENGINEERING, INC., P.O. Box 2229, Minden, Nevada 89423.

Also shown as Unit 5 as set forth in Record of Survey for Meridian Business Park (a Commercial Subdivision) for Davis Family Trust, filed in the office of the County Recorder of Douglas County, State of Nevada on September 13, 2005 in Book 905, Page 4180 as Document No. 654919.

Parcel 2:

Nonexclusive easements for access, ingress, egress and parking over all the common areas and the individual parcels, except for the building areas as created in the certain Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for 2231 Meridian Boulevard Association, recorded September 13, 2005, in Book 0905, Page 4182, as Document No. 654921, of Official Records.

**Assessor's Parcel Number(s):
1320-08-410-042**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-08-410-042

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: <u>Operating Agr. ok BC</u>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 9
 b. Explain Reason for Exemption: transfer from individual to LLC in which grantees are 100% owners

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 _____ Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Guillermo Castelblanco and Cecilia Castelbalnco
 Address: 28541 Heather Ln.
 City: Castaic
 State: CA Zip: 91384

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: GCWCCast, LLC, a California Limited Liability Company
 Address: 28541 Heather Ln.
 City: Castaic
 State: CA Zip: 91384

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. #: 090438-AMG