

DOUGLAS COUNTY, NV
RPTT:\$3256.50 Rec:\$18.00
\$3,274.50 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2017-902698

08/14/2017 01:24 PM

APN# : 1219-14-002-052
RPTT: \$3,256.50

Recording Requested By:
Western Title Company
Escrow No.: 088555-ARJ

When Recorded Mail To:
Tobin A. George
Margaret Mary George
4732 Hampton Road
La Canada, CA 91011

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 _____

Anu Jansse

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,

E-NEVA, LLC, a Nevada limited liability company

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

Tobin A. George and Margaret M. George, Trustees of The George Family Trust, Dated July 1, 2002

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.

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

Dated: 07/31/2017

E-NEVA, LLC, a Nevada limited liability company

Suzanne S. Edwards
By: Suzanne S. Edwards, Managing Member

STATE OF Montana

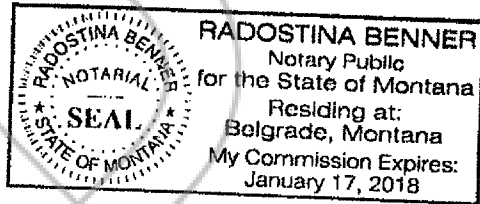
COUNTY OF Gallatin

} ss

This instrument was acknowledged before me on

August 8th, 2017

By Suzanne S. Edwards.



Radostina Benner
Notary Public

EXHIBIT "A"

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

A parcel of land located within a portion of Sections 13 and 14, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

PARCEL ONE:

Commencing at the Northwest corner of Parcel 1 as shown on the Map of Division into Large Parcels for Nathan and Cindy Leising recorded September 6, 1995 in the office of the Recorder, Douglas County, Nevada as Document No. 369848 the Point of Beginning;

Thence South 89°53'01" East, 904.40 feet;
Thence North 89°48'28" East, 558.97 feet;
Thence South 00°11'32" East, 1,255.31 feet;
Thence South 89°48'28" West, 1,309.76 feet;
Thence North 07°08'29" West, 1,269.51 feet to the Point of Beginning

The above described land is also designated as Adjusted Parcel 1 on the Record of Survey filed October 25, 2001 as File No. 526220.

PARCEL TWO:

An easement for private access as set forth in the Deed of Easement recorded October 24, 2001 in Book 1001, Page 8558, Document No. 526217.

PARCEL THREE:

A private access and public utility easement set forth in the Deed of Easement recorded October 24, 2003 in Book 1003, Page 2558, Document No. 594726.

PARCEL FOUR:

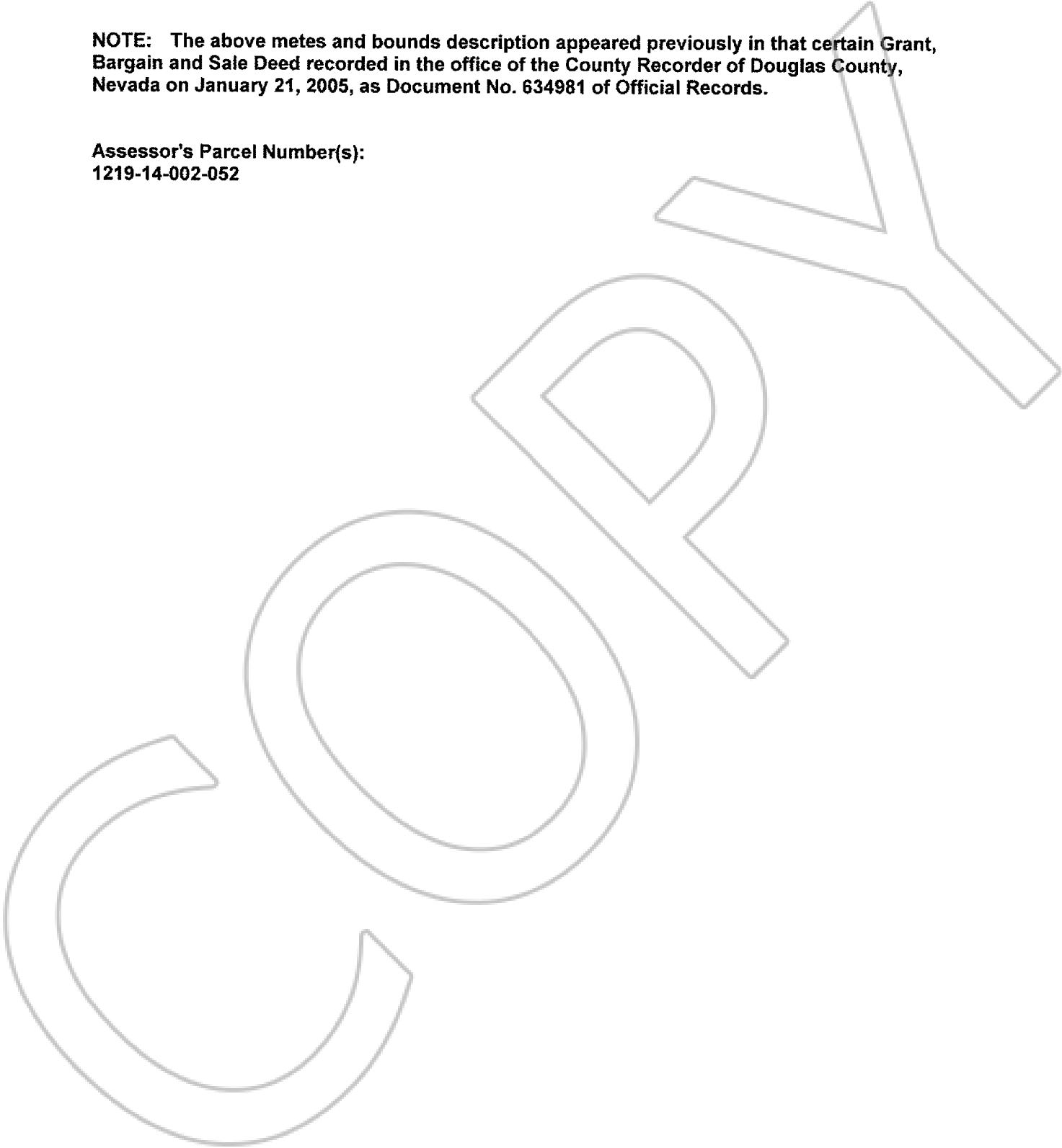
A right of way for road and other purposes, over, under, upon and across that certain real property in the County of Douglas, State of Nevada, more particularly described as follows, to-wit:

A strip of land 50 feet in width, running from the Foothill Highway Northeasterly to the Dressler property crossing portions of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 12 North, Range 19 East, M.D.B. & M., in Douglas County, Nevada and being more particularly described as follows:

Beginning at the point at the intersection of the Easterly right of way line of said Foothill Highway and the Southerly boundary of the property owned by Dominic Germano, from which the West one quarter of Section 23 bears North 80°40'44" West, 2,180.04 feet lying along the Northerly side and extending 50 feet at right angles to the following line running North 75°09' East, 614.08 feet; thence North 74°31' East, 783.64 feet; thence North 74°36' East 1,167.05 feet to the Dressler property.

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 January 21, 2005, as Document No. 634981 of Official Records.

**Assessor's Parcel Number(s):
1219-14-002-052**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-14-002-052

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:	\$835,000.00
Deed in Lieu of Foreclosure Only (value of property)	(_____)
Transfer Tax Value:	\$835,000.00
Real Property Transfer Tax Due:	\$3,256.50

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 _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: E-NEVA, LLC, a Nevada limited liability company
 Address: 8430 Bridger Canyon Road
 City: Bozeman
 State: MT Zip: 59715

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Tobin A. George and Margaret M. George, Trustees of The George Family Trust, Dated July 1, 2002
 Address: 4732 Hampton Road
 City: La Canada
 State: CA Zip: 91011

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. #: 088555-ARJ