

DOUGLAS COUNTY, NV

2017-902860

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

08/18/2017 09:48 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1418-10-801-009

RPTT: \$1.95

Recording Requested By:

Western Title Company

Escrow No.: 085347-MLM

When Recorded Mail To:

Spencer R. Kaitz and Roberta M.

Kaitz

774 Mays Blvd., #10, PMB 403

Incline Village, NV 89451

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 \_\_\_\_\_



Lynn Moore

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,

POSTMISTRESS PROPERTIES, LLC, a Nevada limited liability company

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

Spencer R. Kaitz and Roberta M. Kaitz, as Co Trustees under the Spencer R. Kaitz and Roberta M. Kaitz Family Trust Agreement dated 4-05-2007, as to an undivided 50% interest; CHM Management, LLC, a Nevada limited liability company, as to an undivided 25% interest; and Yellow Jacket Road, LLC, a Nevada limited liability company, as to an undivided 25% interest

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

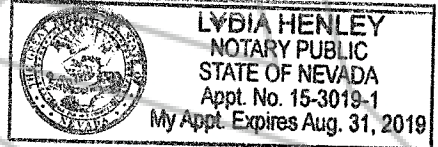
See attached Exhibit A

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

Dated: 6/7/2017

POSTMISTRESS PROPERTIES, LLC

By: *Larry Ruvo, Manager*  
Larry Ruvo  
Manager



STATE OF *Nevada* }  
COUNTY OF *Clark* } ss

This instrument was acknowledged before me on  
*June 13, 2017*

By Larry Ruvo as Manager of POSTMISTRESS  
PROPERTIES, LLC, a Nevada limited liability company.

*Lydia Henley*  
Notary Public

**EXHIBIT "A"**

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

All that portion of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the most Northerly Lot 2 of GLENBROOK UNIT NO. 1, filed for recorded on June 1, 1977, Document No. 09693; thence South 45° 27' 45" West 65.00 feet; thence North 07° 31' 30" West 147.36 feet; thence North 83° 42' East 190.12 feet; thence South 45° 27' 45" West 173.05 feet to the point of beginning.

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 March 4, 1997, as Document No. 407708 of Official Records.

Assessor's Parcel Number(s):  
1418-10-801-009

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1418-10-801-009

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: \$200.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$200.00

Real Property Transfer Tax Due: \$1.95

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 Escrow Agent  
 Signature \_\_\_\_\_ Capacity Escrow Agent

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

Print Name: POSTMISTRESS PROPERTIES, LLC, a Nevada limited liability company

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

Print Name: Spencer R. Kaitz and Roberta M. Kaitz, as Co Trustees under the Spencer R. Kaitz and Roberta M. Kaitz Family Trust Agreement dated 4-05-2007, as to an undivided 50% interest; CHM Management, LLC, a Nevada limited liability company, as to an undivided 25% interest; and Yellow Jacket Road, LLC, a Nevada limited liability company, as to an undivided 25% interest

Address: 8400 S. Jones Blvd.  
 City: Las Vegas  
 State: NV                      Zip: 89139

Address: 774 Mays Blvd. #10, PMB 403  
 City: Incline Village  
 State: NV                      Zip: 89451

**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. #: 085347-MLM