

DOUGLAS COUNTY, NV
RPTT:\$1462.50 Rec:\$16.00
\$1,478.50 Pgs=3 2017-903891
09/11/2017 03:58 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1419-01-701-027
RPTT: \$1462.50

Recording Requested By:
Western Title Company
Escrow No.: 091205-AMG
When Recorded Mail To:
Cari Eaton and Chad Eaton
3675 Cherokee Drive
Carson City, NV 89705

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,

Mountain Paradise Investments, LLC, a Nevada limited liability company

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

Chad Eaton and Cari Eaton, husband and wife as joint tenants with right of survivorship

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

The South 1/2 of the South 1/2 of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 14 North, Range 19 East, M.D.B. & M.

Excepting Therefrom a non-exclusive rights of way 25 feet in width along the entire West boundary for public road and utilities purposes.

Said parcel also shown as Parcel B of that certain Parcel Map recorded September 10, 1976, in Book 976, page 569, as Document No. 03124, Official Records, Douglas County, Nevada.

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 27, 2015, as Document No. 859303 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: 09/11/2017

Mountain Paradise Investments, LLC

[Signature]
Butch Cattanach, Managing Member

Kathie Cattanach
Kathie Cattanach, Managing Member

STATE OF Nevada

COUNTY OF Carson City

This instrument was acknowledged before me on

9/11/17

} ss

By Butch Cattanach and Kathie Cattanach as managing members of Mountain Paradise Investments, LLC.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1419-01-701-027

2. Type of Property:
a) Vacant Land
c) Condo/Twnhse
e) Apt. Bldg
g) Agricultural
i) Other _____
b) Single Fam. Res.
d) 2-4 Plex
f) Comm'l/Ind'l
h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property: \$375,000.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$375,000.00
Real Property Transfer Tax Due: \$1,462.50

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section
b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Mountain Paradise Investments, LLC
Address: 460 Ruffian Court
City: Reno
State: NV Zip: 89521

Print Name: Cari Eaton and Chad Eaton
Address: 3675 Cherokee Drive
City: Carson City
State: NV Zip: 89705

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. #: 091205-AMG