

DOUGLAS COUNTY, NV
RPTT:\$1302.60 Rec:\$35.00
\$1,337.60 Pgs=4
10/06/2017 01:35 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1319-30-627-022

RPTT: \$1,302.60

Recording Requested By:

Western Title Company

Escrow No.: 091819-CKL

When Recorded Mail To:

Aurupa Springs Ranch, LLC

Sarah Ashby c/o Highside

11114 Reichold Road

Gulfport, MS 39503

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


Cindy Locker/EO

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,

Trey R. Watts, an unmarried man and Karla M. DeCrescenzo, an unmarried woman as joint tenants (who acquired title as husband and wife)

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

Aurupa Springs Ranch, LLC, a New Mexico Limited Liability Company

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

Lot 65A of TAHOE VILLAGE UNIT NO. 1, an amended map of Alpine Village Unit No. 1, filed in the Office of the County Recorder of Douglas County, Nevada on December 7, 1971, as Document No. 55769.

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

Dated: 09/25/2017 **THIS DOCUMENT IS SIGNED IN COUNTERPART

Trey R. Watts


Karla M. DeCrescenzo

STATE OF

Nevada

COUNTY OF

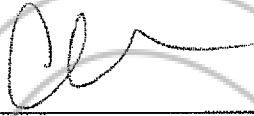
Washoe

} ss

This instrument was acknowledged before me on

Oct 4, 2017

By ~~Trey R. Watts~~ and Karla M. DeCrescenzo.



Notary Public



Trey Watts
Trey R. Watts

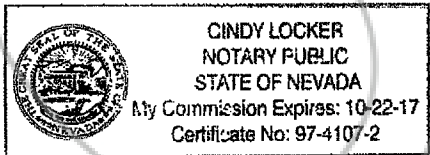
Karla M. DeCrescenzo

STATE OF Nevada }
COUNTY OF Washoe } ss

This instrument was acknowledged before me on
Oct. 6, 2017

By Trey R. Watts and Karla M. DeCrescenzo *(initials)*

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1319-30-627-022

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: \$334,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$334,000.00
 Real Property Transfer Tax Due: \$1,302.60

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: Trey R. Watts and Karla M. DeCrescenzo
 Address: 1295 White Cedar Ct.
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Aurupa Springs Ranch, LLC, a New Mexico limited liability company
 Address: 11114 Reichold Road
 City: Gulfport
 State: MS Zip: 39503

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A
 City/State/Zip: Reno, NV 89509

Esc. #: 091819-CKL