

DOUGLAS COUNTY, NV **2017-906041**
RPTT:\$4680.00 Rec:\$35.00
\$4,715.00 Pgs=4 **10/25/2017 11:12 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1220-31-001-014

Escrow No. 00230040 - 001 - 01
RPTT \$4,680.00
When Recorded Return to:
Louis K. Rabidoux, et ux
3618 Hendricks Rd
Lakeport, Ca 95453

Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

~~THIS DOCUMENT SIGNED IN COUNTERPART~~

For valuable consideration, the receipt of which is hereby acknowledged, Tina L. Pettie and Northern Nevada Ventures, LLC, a Nevada limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to Louis K. Rabidoux and Beverly B. Rabidoux, Trustees of the Louis Rabidoux and Beverly B. Rabidoux Revocable Trust dated April 13, 2004

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

See Exhibit A attached hereto and made a part hereof.

Together with any and all water rights appurtenant to said land.

Also, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: Sept. 9, 2017

Signatures on Page 2 of Grant, Bargain, Sale Deed

SPACE BELOW FOR RECORDER

Signature Page of Grant, Bargain, Sale Deed

Northern Nevada Ventures, LLC, a Nevada
limited liability company


Tina L. Pettie

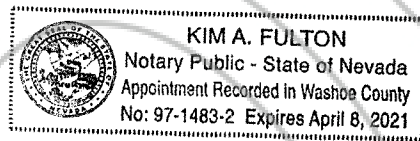
Tina L. Pettie

Penny Echan, Manager

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on 10/24, 2017,
by Tina L. Pettie and Penny Echan, Manager


NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Signature Page of Grant, Bargain, Sale Deed

Northern Nevada Ventures, LLC, a Nevada
limited liability company

Tina L. Pettie

Penny Echan

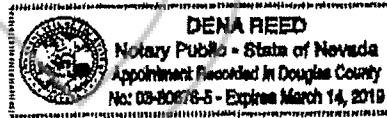
Penny Echan, Manager

STATE OF NEVADA
COUNTY OF WASHOE Douglas

This instrument was acknowledged before me on 10-24 2017,
by Tina L. Pettie and Penny Echan, Manager

Dena Reed

NOTARY PUBLIC



SPACE BELOW FOR RECORDER _____

Exhibit A

Parcel 1:

Parcel 3A of Parcel Map LDA 001-080 for Wayne and Debra Prouty and Palmer and Barbara Knapp, filed for record with the Douglas County Recorder on May 1, 2002 in Book 0502, of Official Records, Page 14, as Document No. 541118.

Parcel 2:

A Private Access Easement as set forth in a Reciprocal Easement recorded May 13, 2005, in Book 505, of Official Records, Page 6212, as Document No. 644354.

SPACE BELOW FOR RECORDER

1. APN: 1220-31-001-014

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 No.: | |
| Book: | Page: |
| Date of Recording: | |
| Notes: | |

STATE OF NEVADA DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$1,200,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$1,200,000.00

Real Property Transfer Tax Due: \$ 4,680.00

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 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 <i>Tina L. Pettie</i> | Capacity <i>Buyer</i> |
| Signature <i>Louis K. Rabidoux</i> | Capacity <i>Seller</i> |
| SELLER (GRANTOR) INFORMATION | BUYER (GRANTEE) INFORMATION |
| (Required) | (Required) |
| Print Name: <i>Tina L. Pettie and Northern NV Ventures LLC</i> | Print Name: <i>Louis K. Rabidoux</i> |
| Address: <i>PO BOX 18143</i> | Address: <i>3618 Benart Rd</i> |
| City/State/Zip: <i>Reno, NV 89511</i> | City/State/Zip: <i>Calverton, CA 94553</i> |

COMPANY REQUESTING RECORDING

| | |
|---|------------------------------|
| Co. Name: <i>First Centennial Title Company of NV</i> | Escrow # <i>00230040-001</i> |
| Address: <i>1450 Ridgeview Drive, Ste. 100 Reno, NV 89519</i> | |

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)