

DOUGLAS COUNTY, NV

2017-906366

RPTT:\$514.80 Rec:\$35.00

\$549.80 Pgs=4

10/31/2017 04:03 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-11-001-060
RPTT: \$514.80

Recording Requested By:
Western Title Company

Escrow No.: 089595-ARJ

When Recorded Mail To:
JKC3H8 Limited Partnership
1262 Dupont Court
Manteca, CA 95336

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 _____

Laaha Hill

Escrow Assistant

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,

Timber Properties LLC, A Nevada Limited Liability Company

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

JKC3H8, a Nevada Limited Partnership

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.

Dated: 10/24/2017

Timber Properties, LLC, a Nevada limited liability company

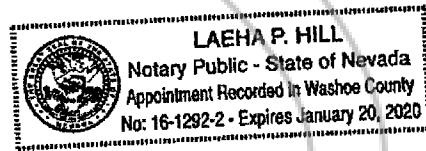
Jeffrey Wass, Manager
Jeffrey Wass, Manager

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on

10/26/17

By Jeffrey Wass

Laeta P. Hill
Notary Public



A.P.N. 1220-11-001-060

EXHIBIT "A"
LEGAL DESCRIPTION
(Lot 19)

That portion of the North 1/2 of Section 11, Township 12 North, Range 20 East, M.D.B.M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeast corner of PARCEL 1 of the AMENDED FINAL MAP LDA 11-001 FOR OLD SAWMILL INDUSTRIAL PARK recorded in Book 0611 at Page 6536 as Document No. 785794 in the Official Records of said Douglas County; thence Westerly along the Southerly line of said PARCEL 1, N. 89° 11' 19" W., 309.10 feet to the TRUE POINT OF BEGINNING; thence N. 00° 49' 27" E., 282.71 feet to a point on the Southerly right-of-way line of Timber Court; thence Easterly along said right-of-way line S. 89° 06' 42" E., 154.25 feet; thence S. 00° 49' 27" W., 282.50 feet to a point on the Southerly line of said PARCEL 1; thence Westerly along said Southerly line N. 89° 11' 19" W., 154.25 feet to the TRUE POINT OF BEGINNING.

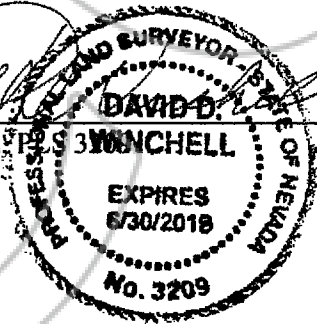
Said Parcel Contains 43,592 sq. ft. (1.001 Acres), more or less.

The above described parcel was previously shown as Lot 19 on that certain RECORD OF SURVEY #1 FOR OLD SAWMILL INDUSTRIAL PARK, LLC, which was recorded in Book 0509 at Page 5305 as Document No. 743581 in the Official Records of said Douglas County.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address is P. O. Box 6202, Gardnerville, Nevada 89460.



David D. Winchell



10/31/17
Date

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-11-001-060

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: \$132,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$132,000.00
 Real Property Transfer Tax Due: \$514.80

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 [Handwritten Signature] Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Timber Properties LLC, A Nevada limited liability company
 Address: P.O. Box 2399
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: JKC3H8, a Nevada Limited Partnership
 Address: 1915 Moffat Blvd
 City: Manteca
 State: CA Zip: 95336

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. #: 089595-ARJ