

A.P.N.: 1220-17-616-010
File No: 143-2527585 (mk)
R.P.T.T.: \$737.10

When Recorded Mail To: Mail Tax Statements To:
Steven L. Blanc
4521 Birch Bark Rd
Concord, CA 94521

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Maryanne Road, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Steven L. Blanc, a married man as his sole and separate property

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

**LOT 38 OF FINAL MAP LDA 16-004 AND PD 04-002-2 FOR RAIN SHADOW RANCH
PHASE 2, AS SHOWN ON SUBDIVISION MAP, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 10, 2017 AS FILE
NO. 2017-902501.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 09/18/2017

Maryanne Road, LLC, a Nevada limited liability company

By: *G. Randy Lane*
Name: G. Randy Lane
Title: member and managing member

By: *M. E. Pegram*
Name: Michael E. Pegram
Title: member and managing member

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 10-13-17 by **G Randy Lane and Michael E. Pegram.** *members*

Mary Kelsh
Notary Public
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 18, 2017** under Escrow No. **143-2527585**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-17-616-010
 b) _____
 c) _____
 d) _____

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$189,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$189,000.00
 d) Real Property Transfer Tax Due \$737.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: *M. K. Road*
 Signature: _____

Capacity: *agent*
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Maryanne Road, LLC
 Address: 1627 Hwy 395 N
 City: Minden
 State: NV Zip: 89423

Print Name: Steven L. Blanc
 Address: 4521 Birch Bark Rd
 City: Concord
 State: CA Zip: 94521

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company File Number: 143-2527585 mk/mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)