

DOUGLAS COUNTY, NV **2017-907948**
RPTT:\$1521.00 Rec:\$35.00
\$1,556.00 Pgs=4 12/12/2017 02:28 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-26-001-011
RPTT: \$1,521.00

Recording Requested By:
Western Title Company

Escrow No.: 089256-SAB

When Recorded Mail To:

James R. Guillory
1728 Coyote Road
Gardnerville, NV 89410

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



Sherry Baker - 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,

Ralph Partners II, LLC, a California Limited Liability Company

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

James R. Guillory, a married man as his sole and separate property

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:

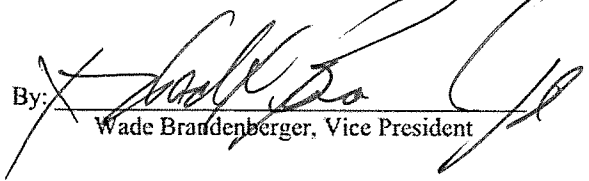
Being a portion of the Southerly 1/2 of the Northeast 1/4 of Section 26, Township 13 North, Range 20 East M.D.B. & M., further described as follows:

Parcel C, as set forth on that certain Parcel Map for ALVIN M. MAY AND MILDRED L. MAY, filed for recorded in the office of the County Recorder of Douglas County, Nevada, on July 16, 1976, in Book 776, Page 870, as Document No. 01808.

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

Dated: 10/25/2017

Ralph Partners II, LLC, a Delaware Limited Liability Company
By Its Manager Wedgwood, LLC, a Delaware Limited Liability Company

By: 
Wade Brandenberger, Vice President

STATE OF _____ } ss
COUNTY OF _____

This instrument was acknowledged before me on

By Wade Brandenberger, Vice President of Wedgwood, LLC, a Delaware Limited Liability Company, manager of Ralph Partners II, LLC, a California Limited Liability Company.

Notary Public

SEE ACKNOWLEDGMENT ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

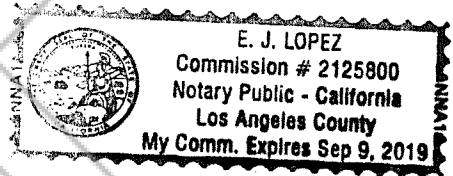
On November 3, 2017 before me, E.J. Lopez a Notary Public,
personally appeared Wade P. Brandenberger,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws
of the State of California that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

My Commission Expires: September 9, 2019



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-26-001-011

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: \$390,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$390,000.00
 Real Property Transfer Tax Due: \$1,521.00

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 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 Seller
 Signature [Handwritten Signature] Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Ralph Partners II, LLC, a California Limited Liability Company
 Address: 2015 Manhattan Beach Boulevard, Suite 100
 City: Redondo Beach
 State: CA Zip: 90278

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: James R. Guillory
 Address: 1728 Coyote Road
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
 5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 089256-SAB