

DOUGLAS COUNTY, NV **2017-908070**
RPTT:\$2905.50 Rec:\$35.00
\$2,940.50 Pgs=3 12/15/2017 09:12 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1419-12-610-004

RPTT: \$2,905.50

Recording Requested By:

Western Title Company

Escrow No.: 092625-WLD

When Recorded Mail To:

Emerald Bay Properties, LLC

2163 White Sands Drive

So. Lake Tahoe, CA 96150

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 _____

Wendy Dunbar

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,

Lowry A. Stewart and Rita M. Stewart, Trustees of the Stewart Trust, dated September 22, 2017

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

Emerald Bay Properties, LLC, a California limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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 49-1, as shown on the Parcel Map for Norman C & Melody I Drumm, et al, filed in the Office of the County Recorder of Douglas County, Nevada, on December 15, 1978, in Book 1278, Page 912, as Document No. 28267.

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

Dated: 11/28/2017

The Stewart Trust

Lowry A. Stewart
By: Lowry A. Stewart, Trustee

Rita M. Stewart
By: Rita M. Stewart, Trustee

STATE OF Nevada

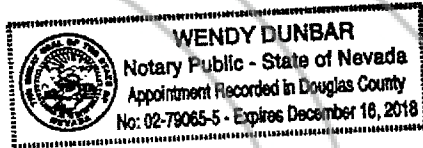
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

11.29.2017

By Lowry A. Stewart and Rita M. Stewart.

Wendy Dunbar
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1419-12-610-004

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: \$745,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$745,000.00
 Real Property Transfer Tax Due: \$2,905.50

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 Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Lowry A. Stewart and Rita M. Stewart, Trustees of the Stewart Trust, dated September 22, 2017
 Address: 25 Saddle Lane
 City: Novato
 State: CA Zip: 94947

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Emerald Bay Properties, LLC
 Address: 2163 White Sands Drive
 City: So. Lake Tahoe
 State: CA Zip: 96150

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. #: 092625-WLD