

A.P.N.: 1220-17-616-006
File No: 143-2531656 (mk)
R.P.T.T.: \$1,072.50

When Recorded Mail To: Mail Tax Statements To:
Mark R. Edwards and Margaret Johnson Edwards
16850 Wilderness Way
Jackson, CA 95642

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

Mark R. Edwards and Margaret Johnson Edwards, husband and wife as joint tenants with right of survivorship

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

LOT 34 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: 11/16/2017

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 12/12/17 by
G. Randy Lane and Michael E. Pegram
members

Mary Kelsh
Notary Public
(My commission expires: 11-16-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 16, 2017** under Escrow No. **143-2531656**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-17-616-006
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$275,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$275,000.00
 d) Real Property Transfer Tax Due \$1,072.50

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. Kelsh*
 Signature: _____

Capacity: *agent*
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Maryanne Road LLC., a Nevada limited liability company
 Address: 1627 Hwy 395 N
 City: Minden
 State: NV Zip: 89423

Print Name: Mark R. Edwards and Margaret Johnson Edwards
 Address: 16850 Wilderness Way
 City: Jackson
 State: CA Zip: 95642

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

Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2531656 mk/ mk
 State: NV Zip: 89423

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