

DOUGLAS COUNTY, NV
RPTT:\$1599.00 Rec:\$35.00
\$1,634.00 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2018-909612

01/24/2018 04:09 PM

WHEN RECORDED MAIL TO:

Larry D. Mantel
Gail A. Mantel
5010 Pearblossom Drive
Riverside, Ca 92507

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 1706351-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-30-511-029
R.P.T.T. \$1,599.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LaCosta Minden, LLC, a Nevada limited liability company **FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, do/does hereby **Grant, Bargain, Sell and Convey** to **Larry D. Mantel and Gail A. Mantel, Husband and Wife, as joint tenants**

all that real property situated in the County of Douglas, State of Nevada, described as follows:

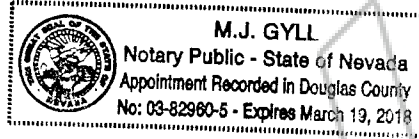
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

LaCosta Minden, LLC, a Nevada limited liability company

Andrew W. Mitchell

By and through its manager, Santa Ynez Valley Construction Company
Andrew W. Mitchell, Vice President



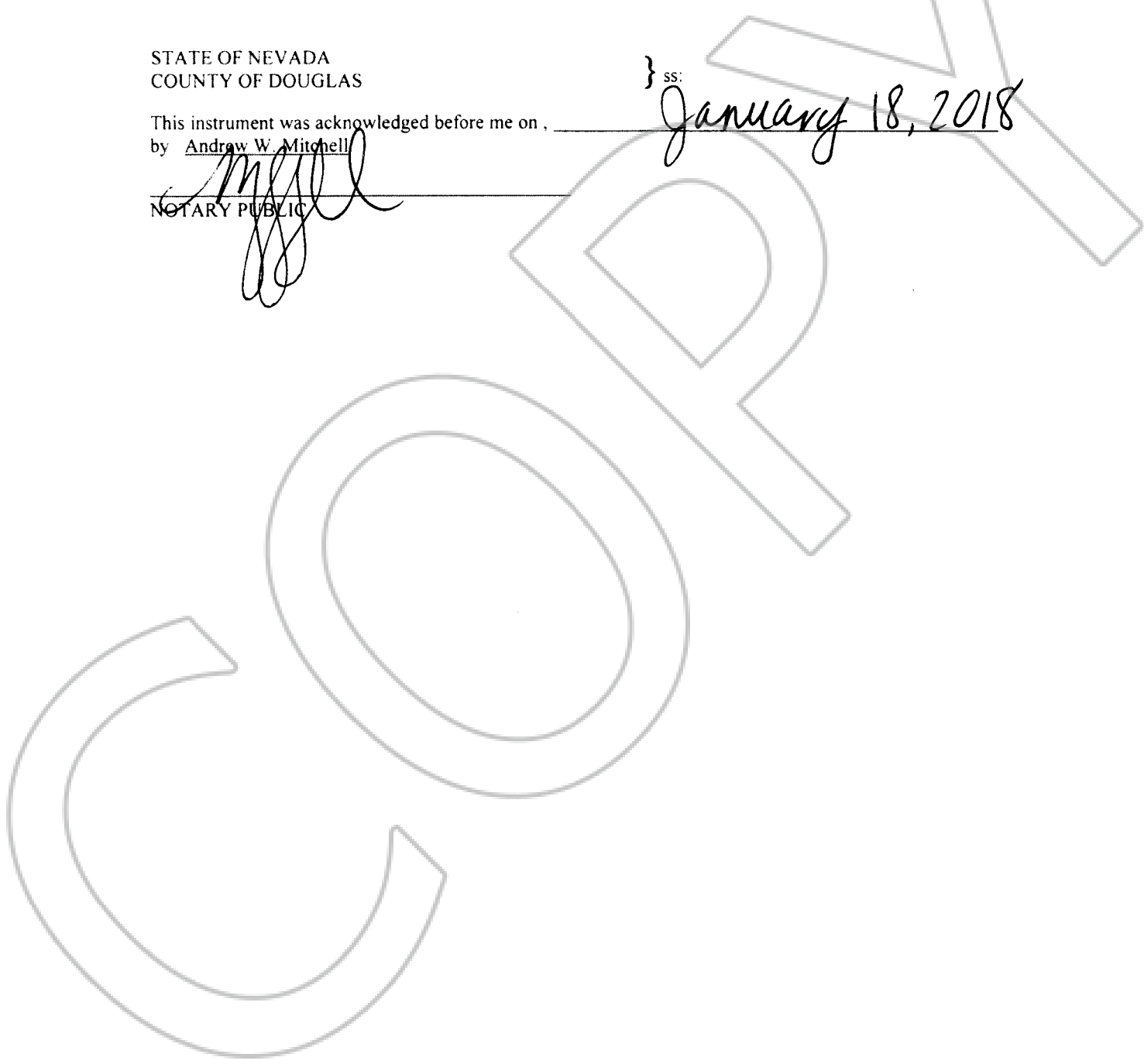
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

January 18, 2018

This instrument was acknowledged before me on ,
by Andrew W. Mitchell

M.J. Gyll
NOTARY PUBLIC



Escrow No. 1706351-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 36, in Block F, as set forth on Final Subdivision Map Planned Unit Development PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 25, 2005 in Book 0405, at Page 9815, as Document No. 642625, of Official Records.

APN: 1320-30-511-029

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-511-029
 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: \$ 409,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 409,900.00
 d. Real Property Transfer Tax Due: \$ 1,599.00

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 Andrew W. Mitchell Capacity Seller / gmt
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: LaCosta Minden, LLC, a Nevada limited liability company
 Address: PO Box 485
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Larry D. Mantel & Gail A Mantel
 Address: 5010 Pear Blossom
 City: Riverside
 State: CA Zip: 92507

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01706351-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED