

DOUGLAS COUNTY, NV
RPTT:\$1248.00 Rec:\$35.00
\$1,283.00 Pgs=3

2018-910548
02/20/2018 11:19 AM

ETRCO
KAREN ELLISON, RECORDER

APN#: 1220-22-410-069
RPTT: \$1,248.00

Recording Requested By:
Western Title Company

Escrow No.: 094273-ARJ

When Recorded Mail To:

Megan T. Guffey

PO Box 8680

Mammoth Lakes, CA 93546

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

Laeha Hill

Escrow Assistant

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,

Sterling Brooke Investments, LLC, a Nevada limited liability company

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

Megan T. Guffey, an unmarried woman

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:

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

Lot 883, as shown on the map of GARDNERVILLE RANCHOS UNIT NO.7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, as Document No. 72456.

EXCEPTING THEREFROM oil, gas and mineral rights, as described in the Deed recorded January 6, 1977, as File No. 05940, Official Records.

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

Dated: 02/01/2018

Sterling Brooke Investments, LLC, a Nevada limited liability company

Carla Fellows
By: Carla Fellows, Managing Member

[Signature]
By: Robert D. Fellows, Managing Member

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

February 9, 2018

By Carla Fellows and Robert D. Fellows.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-22-410-069

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: \$320,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$320,000.00
 Real Property Transfer Tax Due: \$1,248.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 Carla Fellows Capacity Grantor
 Signature Robert D. Fellows Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Carla Fellows and Robert D. Fellows, Managing Member of Sterling Brooke Investments, LLC, a Nevada limited liability company
 Address: 1329 Hwy 395 N Suite 10-102
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Megan T. Guffey
 Address: PO Box 8680
 City: Mammoth Lakes
 State: CA Zip: 93546

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. #: 094273-ARJ