

DOUGLAS COUNTY, NV

2018-910791

RPTT:\$682.50 Rec:\$35.00

\$717.50 Pgs=4

02/23/2018 03:52 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-11-001-045

RPTT: \$682.50

Recording Requested By:

Western Title Company

Escrow No.: 094616-TEA

When Recorded Mail To:

Flanders Real Estate Holdings LLC,

a Nevada limited liability company

1463 Southgate Dr

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 _____

Traci Adams

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,

Timber Properties, LLC, a Nevada limited liability company

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

Flanders Real Estate Holdings LLC, a Nevada limited liability company

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:

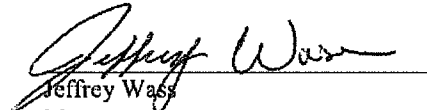
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: 02/02/2018

Grant, Bargain and Sale Deed – Page 3

Timber Properties, LLC,
a Nevada limited liability company




Jeffrey Wass
Manager

STATE OF Nevada
COUNTY OF Douglas


} ss

This instrument was acknowledged before me on
2/15/18

By Jeffrey Wass.



Notary Public


TRACI ADAMS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-1691-5 - Expires January 5, 2019

A.P.N. 1220-11-001-045

EXHIBIT "A"

**LEGAL DESCRIPTION
(Lot 4)**

That portion of the North 1/2 of Section 11, Township 12 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northeast corner of PARCEL 1 of the AMENDED FINAL MAP LDA 11-001 FOR OLD SAWMILL INDUSTRIAL PARK recorded in Book 0611 at Page 6536 as Document No. 785794 in the Official Records of said Douglas County; thence Westerly along the Northerly line of said PARCEL 1, N. 89° 03' 03" W., 633.20 feet to the TRUE POINT OF BEGINNING; thence S. 00° 49' 27" W., 475.81 feet to a point on the Northerly right-of-way line of Timber Court, said right-of-way line being a curve concave to the Northeast and having a radius of 30.00 feet, a radial line through said point bears S. 35° 30' 33" W.; thence Northwesterly along said curve through a central angle of 13° 34' 07" an arc distance of 7.10 feet to a point of reversing curvature, a radial line through said point bears N. 49° 04' 41" E., said curve being concave to the South having a radius of 60.00 feet; thence Westerly along said curve through a central angle of 96° 22' 46" an arc distance of 100.93 feet to a point of reversing curvature, a radial line through said point bears S. 47° 18' 05" E., said curve being concave to the Northwest and having a radius of 30.00 feet; thence Southwesterly along said curve through a central angle of 48° 11' 23" an arc distance of 25.23 feet; thence Westerly along said right-of-way line N. 89° 06' 42" W., 56.88 feet; thence N. 00° 49' 27" E., 481.31 feet to a point on the Northerly line of said PARCEL 1; thence Easterly along said Northerly line S. 89° 03' 03" E., 174.00 feet to the TRUE POINT OF BEGINNING.

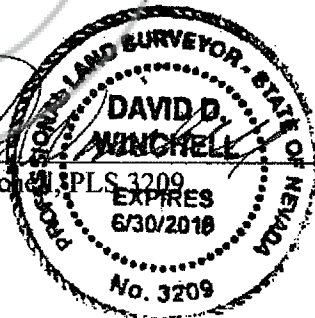
Said Parcel Contains 81,490 sq. ft. (1.871 Acres), more or less.

The above described parcel was previously shown as Lot 4 on that certain RECORD OF SURVEY #1 FOR OLD SAWMILL INDUSTRIAL PARK, LLC, which was recorded in Book 0509 at Page 5305 as Document No. 743581 in the Official Records of said Douglas County.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address is P. O. Box 6202, Gardnerville, Nevada 89460.



David D. Winchell



11/02/17
Date

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-11-001-045

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: \$175,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$175,000.00
 Real Property Transfer Tax Due: \$682.50

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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Timber Properties, LLC, a Nevada limited liability company
 Address: 767 Solitude Ln
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Flanders Real Estate Holdings LLC, a Nevada limited liability company
 Address: 1463 Southgate Dr
 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: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 094616-TEA

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