

APN# : 1420-28-601-055  
RPTT: \$1,560.00

Recording Requested By:  
Western Title Company  
Escrow No.: 095049-TEA  
When Recorded Mail To:  
Cormorant Holdings, LLC a  
Nevada limited liability company  
P.O. Box 2572  
Minden, NV 89423

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,

Donald C. James, an unmarried man

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

Cormorant 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 Minden, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 02/21/2018

**EXHIBIT "A"**

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

**PARCEL 1:**

A parcel of land located within a portion of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 14 North, Range 20 East, M.D.B.&M., County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the Southeast corner of Parcel 49A as shown on the Record of Survey in Support of a Boundary Line Adjustment for the Bill & Kathy Merrill Family Trust and Todd W. and Steffani M. McCullough, recorded October 8, 2003 in Book 1003, at Page 3899 as Document No. 592805, Douglas County, Nevada Recorder's office;  
thence along the East line of said Parcel 49A, North 00°08'53" East, 165.18 feet to the point of beginning;  
thence along the South line of a parcel of land as described in a Grant Deed to Patricia Jean Hofer recorded May 12, 2003 in Book 503, at Page 5592, as Document No. 576482, Douglas County, Nevada Recorder's office, South 89°49'36" West, 70.00 feet;  
thence North 69°43'25" West, 192.02 feet;  
thence North 00°14'40" East, 157.46 feet;  
thence South 89°46'54" West, 363.07 feet to the East line of the Vicky Lane right-of-way as described in said Document No. 576482;  
thence along said right-of-way, North 00°08'54" East, 60.00 feet;  
thence North 89°46'54" East, 195.00 feet;  
thence North 00°05'47" East, 214.90 feet;  
thence North 89°45'08" East, 771.49 feet to the Northeast corner of said parcel per Document No. 576482; thence South 00°07'35" West, 499.99 feet to the Southeast corner of said parcel per Document No. 576482;  
thence along said South line of parcel, South 89°46'25" West, 353.37 feet to the point of beginning.

Reference is made to Record of Survey recorded March 18, 2005, in Book 305, Page 8550, Document No. 639500.

**PARCEL 2:**

An easement for drainage and public utilities as shown in Document recorded March 18, 2005, in Book 305, Page 8545, Document No. 639499.

**NOTE:** The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 26, 2007, as Document No. 697764 of Official Records.

Assessor's Parcel Number(s):  
1420-28-601-055

Donald C James  
Donald C. James


STATE OF Nevada  
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
2/23/18

By Donald C. James.

[Signature]  
Notary Public

 **TRACI ADAMS**  
Notary Public - State of Nevada  
Appointment Recorded In Douglas County  
No: 09-1891-6 - Expires January 5, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-28-601-055

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: \$400,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$400,000.00  
 Real Property Transfer Tax Due: \$1,560.00

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 Donald C James Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Donald C. James  
 Address: P.O. Box 2954  
 City: Carson City  
 State: NV Zip: 89702

Print Name: Cormorant Holdings, LLC a Nevada limited liability company  
 Address: P.O. Box 2572  
 City: Minden  
 State: NV Zip: 89423

**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. #: 095049-TEA