

DOUGLAS COUNTY, NV

2018-911617

RPTT:\$604.50 Rec:\$35.00

\$639.50 Pgs=3

03/15/2018 11:14 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-17-515-011

RPTT: \$604.50

Recording Requested By:
Western Title Company

Escrow No.: 095169-TEA

When Recorded Mail To:

Gary L. Allen and Diana K. Allen

P.O. Box 6419

Gardnerville, NV 89460

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,

Carson Valley Homesites LLC, a Nevada Limited Liability Company

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

Gary L. Allen and Diana K. Allen, husband and wife as joint tenants with right of survivorship

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 City of Gardnerville, County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 181, in Block A, as shown on the final map of PLEASANTVIEW SUBDIVISION PHASE 9, Final Map #LDA 00-027, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 17, 2001, in Book 901, Page 3761, as Document No. 522892, and by Certificate of Amendment recorded February 12, 2002, in Book 0202, Page 4226, as Document No. 0534615, Official Records of Douglas County, Nevada.

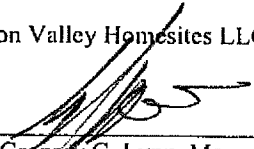
PARCEL 2:

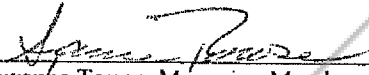
Together with a nonexclusive easement for ingress and egress and public utilities as set forth in Easement Deed recorded October 13, 2006 in Book 1006, Page 4534, as Document No. 686321, Official Records, Douglas County, Nevada.

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

Carson Valley Homesites LLC, a Nevada Limited Liability Company

By: 
Gregory C. Lynn, Managing Member

By: 
Suzanne Towse, Managing Member

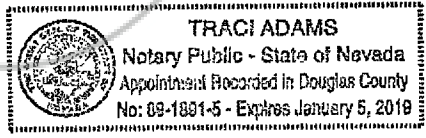
STATE OF Nevada
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
March 6, 2018

By Gregory C. Lynn and Suzanne Towse.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-17-515-011

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: \$155,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$155,000.00
 Real Property Transfer Tax Due: \$604.50

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 [Signature] Capacity Grantor
 Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Carvon Valley Homesites LLC, a Nevada Limited Liability Company
 Address: 122 Bobwire Ln
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Gary L. Allen and Diana K. Allen
 Address: P.O. Box 6419
 City: Gardnerville
 State: NV Zip: 89460

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. #: 095169-TEA