

DOUGLAS COUNTY, NV

2018-912791

RPTT:\$975.00 Rec:\$35.00

\$1,010.00 Pgs=4

04/11/2018 02:40 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-16-510-080

RPTT: \$975.00

Recording Requested By:

Western Title Company

Escrow No.: 095539-WLD

When Recorded Mail To:

Maverick Springs, LLC, a Nevada

limited liability company

6770 S. McCarran Blvd #202

Reno, NV 89509

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


Wendy Dunbar

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,

Ryan Emmitt McLaughlin and Jennifer Lee McLaughlin, husband and wife as joint tenants

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

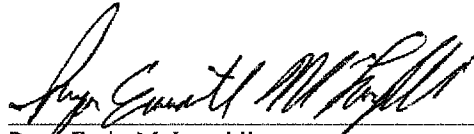
Maverick Springs, LLC, a Nevada limited liability company


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 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: 04/06/2018


Ryan Emitt McLaughlin


Jennifer Lee McLaughlin

STATE OF Nevada

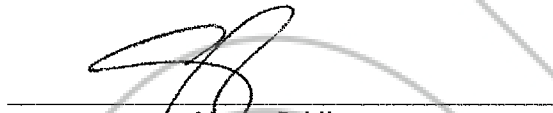
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

4.9.18

By Ryan Emitt McLaughlin and Jennifer Lee McLaughlin.


Notary Public

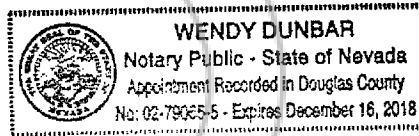
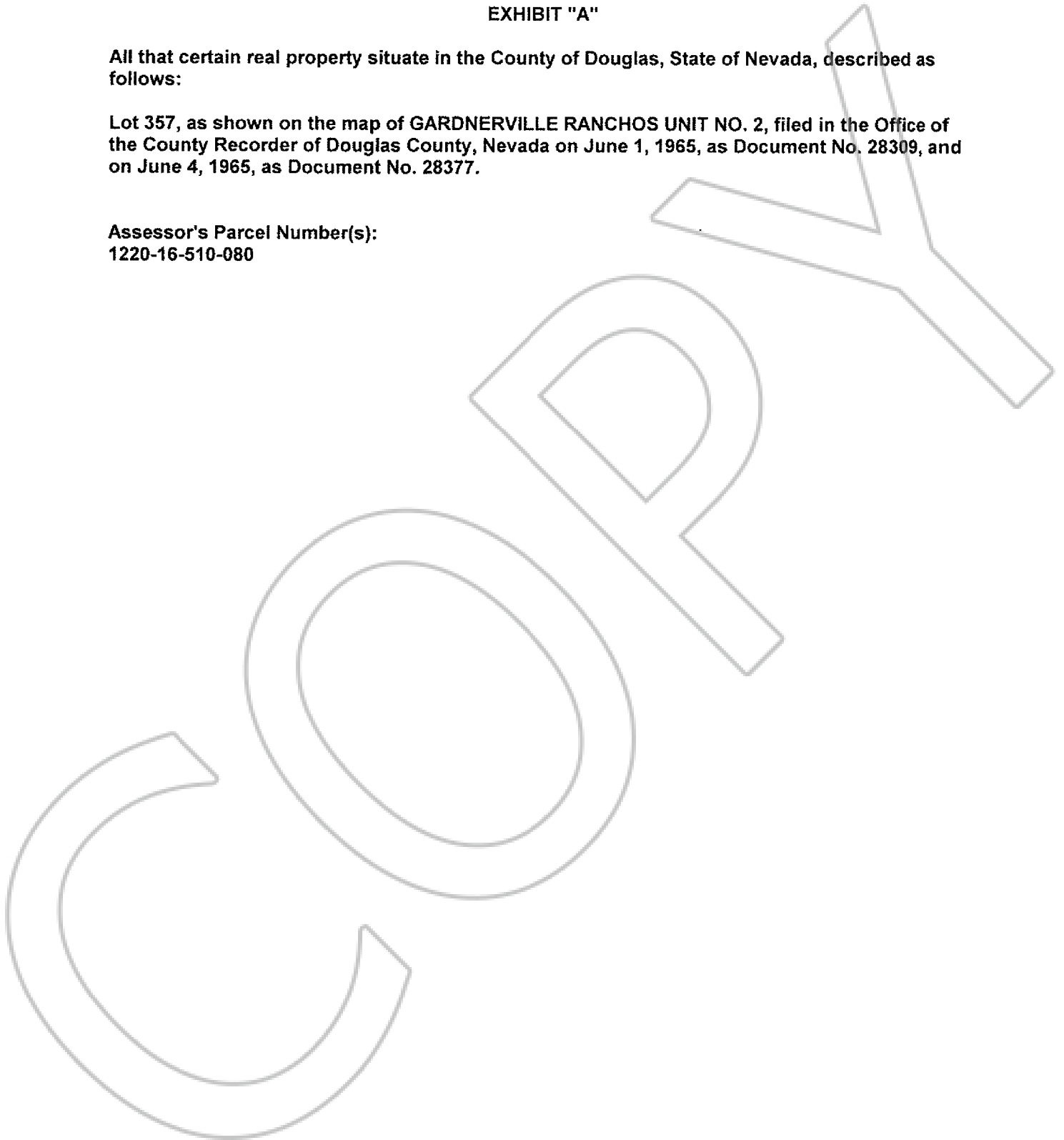


EXHIBIT "A"

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

Lot 357, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the Office of the County Recorder of Douglas County, Nevada on June 1, 1965, as Document No. 28309, and on June 4, 1965, as Document No. 28377.

**Assessor's Parcel Number(s):
1220-16-510-080**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-510-080

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: \$250,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$250,000.00
 Real Property Transfer Tax Due: \$975.00

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 _____ Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Ryan Emitt McLaughlin and Jennifer Lee McLaughlin
 Address: 627 Apaloosa Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Maverick Springs, LLC, a Nevada limited liability company
 Address: 6770 S. McCarran Blvd #202
 City: Reno
 State: NV Zip: 89509

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. #: 095539-WLD