

DOUGLAS COUNTY, NV

2018-913727

RPTT:\$780.00 Rec:\$35.00

\$815.00 Pgs=3

05/02/2018 02:12 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-14-002-023

RPTT:

RPTT: 780.⁰⁰

Recording Requested By:

Western Title Company

Escrow No.: 096365-TEA

When Recorded Mail To:

Benjamin Tippets

96 Jeffrey Pine Lane

Carson City, NV 89705

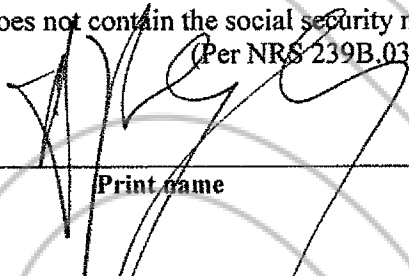
Mail Tax Statements to: (deeds only)

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



Print name

Title

This document is being recorded as an accomodation only.

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,

EH Fernley I, LLC, a Nevada Limited Liability company

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

Benjamin Carson Tippets, a single man

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:

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

A parcel of land located within a portion of the Southwest 1/4 of Section 14, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being a portion of Parcel 33 as shown on the record of Survey Map filed within the Official Records of Douglas County, Nevada, as Book 1280, Page 1510, Document No. 51917, and being further described as follows:

Parcel 33-D of that certain Parcel Map for Golden Family Trust, recorded in the office of the Douglas County Recorder, State of Nevada, on October 17, 1990, in Book 1090, at Page 258 as Document No. 236825, 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: 04/30/2018

EH Fernley I, LLC, a Nevada Limited Liability company
By EHM Corp, a California Corporation



Rick Cheney, Managing Member

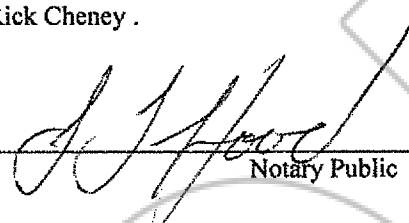
STATE OF Nevada _____

COUNTY OF Douglas _____

This instrument was acknowledged before me on

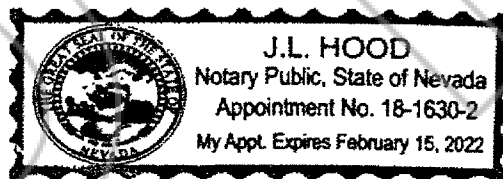
May 1, 2018 _____

By Rick Cheney .



Notary Public

} ss



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-14-002-023

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: \$200,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$200,000.00
 Real Property Transfer Tax Due: \$780.00

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 [Signature] Capacity BUYER
 Signature [Signature] Capacity SELLER

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: EH Fernley I, LLC
 Address: 963 TOPSY LANE #306-312
 City: CARSON CITY,
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Benjamin Tippetts
 Address: 96 Jeffrey Pine Lane
 City: Carson City
 State: NV Zip: 89705

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. #: 096365-TEA