

DOUGLAS COUNTY, NV  
RPTT:\$1936.35 Rec:\$35.00  
\$1,971.35 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

2018-913774

05/03/2018 03:01 PM

APN#: 1220-09-710-018  
RPTT: \$1,936.35

Recording Requested By:  
Western Title Company

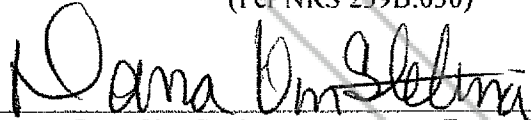
Escrow No.: 088026-DVS

When Recorded Mail To:  
Lawrence Carmo and Melissa  
Carmo  
1306 Cedar Creek Circle  
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



Dana Von Stetina

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,

Lanturn Investments, LLC, a Nevada limited liability company

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


Lawrence Carmo and Melissa Carmo , 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:

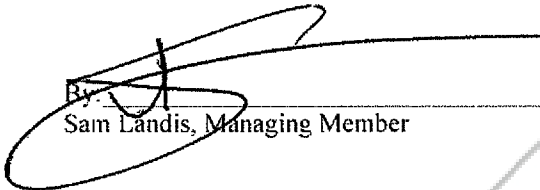
Lot 16 as set forth on that certain Final Map PD 04-009 for CEDAR CREEK, a Planned Development, filed for record on March 9, 2006 in Book 306 at Page 3246, as Document No. 669544 of Official Records of Douglas County, Nevada.

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

Dated: April 13, 2018

Lanturn Investments, LLC, a  
Nevada limited liability company

  
By: \_\_\_\_\_  
Mark B. Turner, Managing Member

  
By: \_\_\_\_\_  
Sam Landis, Managing Member


STATE OF Nevada

COUNTY OF Carson City

} ss

This instrument was acknowledged before me on

May 3, 2018, by  
Mark B. Turner and Sam Landis, Managing Members of  
Lanturn Investments, LLC, a Nevada limited liability  
company.

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-09-710-018

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: \$496,236.29  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$496,236.29  
 Real Property Transfer Tax Due: \$ 1,936.35

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 Grantee  
 Signature [Signature] Capacity Grantor

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

Print Name: Lanturn Investments, LLC, a Nevada limited liability company  
 Address: 3075 College Drive  
 City: Carson City  
 State: NV                      Zip: 89703

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

Print Name: Lawrence Carmo and Melissa Carmo  
 Address: 1306 Cedar Creek Circle  
 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: Carson Office  
2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: 088026-DVS