

A.P.N.: 1220-17-616-008
File No: 143-2545202 (mk)
R.P.T.T.: \$776.10

When Recorded Mail To: Mail Tax Statements To:
Frank Messina and Cathy Messina
5300 Amber Fields Dr
Shingle Springs, CA 95682

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Maryanne Road, LLC., a Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Frank Messina and Cathy Messina, husband and wife as joint tenants with right of survivorship

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

LOT 36 OF FINAL MAP LDA 16-004 AND PD 04-002-2 FOR RAIN SHADOW RANCH PHASE 2, AS SHOWN BY SUBDIVISION MAP, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY RECORDED AUGUST 10, 2017 AS FILE NO. 2017-902501.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 05/31/2018

THIS DOCUMENT HAS BEEN SIGNED IN
COUNTERPART AND SHALL BE DEEMED AS ONE

STATE OF NEVADA)
)
) :SS.
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on June 5, 2018 by G. Randy Lane managing member of Maryanne Road LLC

Mary Kelsh

Notary Public
(My commission expires: 11-6/2018)



COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-17-616-008
 b) _____
 c) _____
 d) _____

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
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property: \$199,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$199,000.00
 d) Real Property Transfer Tax Due \$776.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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: *Maryanne Road LLC*
 Signature: _____

Capacity: agent
 Capacity: _____

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

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

Print Name: Maryanne Road LLC
 Address: 1627 Hwy 395 N
 City: Minden
 State: NV Zip: 89423

Print Name: Frank Messina and Cathy Messina
 Address: 5300 Amber Fields Dr
 City: Shingle Springs
 State: CA Zip: 95682

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company File Number: 143-2545202 mk/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)