

APN# : 1320-29-601-002  
RPTT: \$3,588.00

Recording Requested By:  
Western Title Company  
Escrow No.: 095147-TEA  
When Recorded Mail To:

Town Homes at Monterra III, LLC, a  
Nevada Limited Liability Company  
1218 Fieldgate Court  
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.080)

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,

Park Ranch Holdings, LLC., a Nevada limited liability company

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

Town Homes at Monterra III, 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 Minden, 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: 05/31/2018

Park Ranch Holdings LLC, a Nevada limited liability company

David Park  
David Park-Manager

STATE OF Nevada

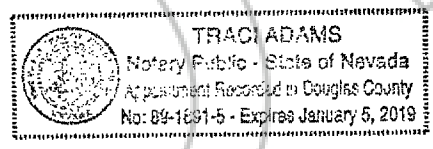
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
May 30, 2018

By David Park

[Signature]  
Notary Public



**EXHIBIT "A"**

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

Adjusted Parcel 33 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Co., filed in the office of the County Recorder of Douglas County, State of Nevada on September 28, 2004, in Book 904, Page 11278, as Document No. 625243, Official Records, being more particularly described as follows:

A parcel of land located within a portion of the Northeast one-quarter (NE1/4) of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the center of Section 29, T.13N., R.20E., M.D.M., as shown on the Amended Record of Survey for Bently Nevada Corporation recorded June 16, 1988 in the office of Recorder, Douglas County, Nevada as Document No 180280 and being the Southwest corner of Adjusted Parcel 32B as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in said office of Recorder as Document No. 590378;

Thence along the South line of the Northeast one-quarter of said Section 29, South 89°23'21" East, 1025.97 feet to the POINT OF BEGINNING;

Thence North 00°30'17" East, 19.70 feet to a point on the North line of Buckeye Road, a 60-foot wide access and utility easement as shown on said Amended Record of Survey for Bently Nevada Corporation;

Thence along the Easterly line of Sanford Way, a 60-foot wide non-exclusive public access and utility easement as recorded June 20, 1995 in Book 695, at Page 2977, as Document No, 364415, North 00°30'17" East. 320.00 feet;

Thence along the arc of a curve to the right having a radius of 20.00 feet, central angle of 90°00'00", and arc length of 31.42 feet;

Thence along the Southerly line of Baler Street, a 60-foot wide non-exclusive public access and utility easement as recorded in said Book 695, at Page 2977, as Document No. 364415, South 89°29'43" East, 610.00 feet;

Thence South 00°30'17" West, 340.00 feet to a point on said North line of Buckeye Road, Thence continuing South 00°30'17" West, 20.87 feet to a point on said South line of the Northeast one-quarter of said Section 29;

Thence along said South line of the Northeast one-quarter of said Section 29, North 89°23'21" West, 630.00 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 29, 2014, as Document No. 837480 of Official Records.

Assessor's Parcel Number(s):  
1320-29-601-002

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1320-29-601-002

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:	\$920,000.00
Deed in Lieu of Foreclosure Only (value of property)	( _____ )
Transfer Tax Value:	\$920,000.00
Real Property Transfer Tax Due:	\$3,588.00

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 *David Paul* Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** Park Ranch Holdings, LLC., a Nevada limited liability company  
**Address:** 1300 Buckeye Road Ste A  
**City:** Minden  
**State:** NV **Zip:** 89423

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

**Print Name:** Town Homes at Monterra III, LLC, a Nevada Limited Liability Company  
**Address:** 1218 Fieldgate Court  
**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. #:** 095147-TEA