

APN# : 1022-18-002-076
RPTT: \$1,868.10

DOUGLAS COUNTY, NV
RPTT:\$1868.10 Rec:\$35.00
\$1,903.10 Pgs=3
07/16/2018 03:54 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company

Escrow No.: 097394-ARJ

When Recorded Mail To:
Matthew G Sheffield
Tina M. Sheffield
7015 Edinburgh Court
Windsor, CA 95492

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 _____

Anu Jansse

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,

RPSNV, LLC, a Nevada Limited Liability Company

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

Matthew G Sheffield and Tina M. Sheffield, Husband and Wife as Community Property 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:

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

Those portions of the South 1/2 of Section 18, Township 10 North, Range 22 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Lot 14, as shown on the Final Subdivision Map LDA 04-064 for HOLBROOK ESTATES, recorded November 02, 2006, in Book 1106 at Page 839, as Document No. 687834, in the Official Records of said Douglas County.

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

Dated: 07/13/2018

RPSNV, LLC, a Nevada limited liability company



By: Scott M. Smith, Inc., Managing Member

By: Scott M. Smith, President

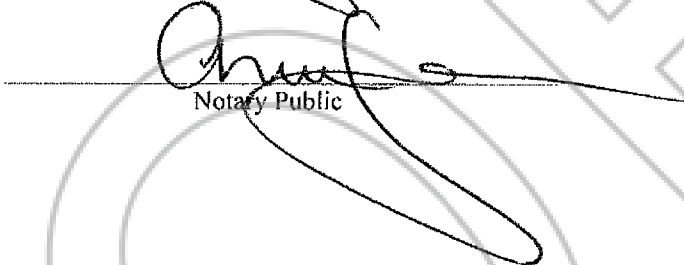
STATE OF Nevada

COUNTY OF Douglas

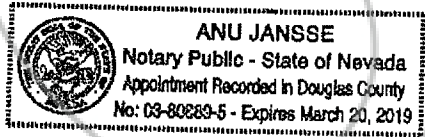
This instrument was acknowledged before me on

July 16, 2018

By Scott M. Smith



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-18-002-076

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: \$479,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$479,000.00
 Real Property Transfer Tax Due: \$1,868.10

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 *Matthew G Sheffield* Capacity Buyer
 Signature *Tina M Sheffield* Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: RPSNV, LLC, a Nevada Limited Liability Company
 Address: 1320 HWY 395 N
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Matthew G Sheffield and Tina M. Sheffield
 Address: 7015 Edinburgh Court
 City: Windsor
 State: CA Zip: 95492

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. #: 097394-ARJ