

DOUGLAS COUNTY, NV
RPTT:\$1111.50 Rec:\$35.00
\$1,146.50 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2018-918171

08/16/2018 02:54 PM

APN#: 1220-17-615-025
RPTT: \$1,111.50

Recording Requested By:
Western Title Company

Escrow No.: 098702-TEA

When Recorded Mail To:

Roland V. Carlsen
Christine M. Jacobs
6441 Oberlin Way
San Jose, CA 95123

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 _____

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,

Carson Valley Homesites LLC, a Nevada Limited Liability Company

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

Roland V. Carlsen and Christine M. Jacobs

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:

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: 07/30/2018

Grant, Bargain and Sale Deed – Page 3

Carson Valley Homesites LLC,
a Nevada Limited Liability Company



Greg Lynn
Managing Member



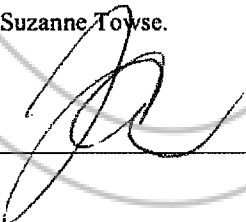
Suzanne Towse
Managing Member

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on
August 6, 2018

By Greg Lynn and Suzanne Towse.



Notary Public

} ss

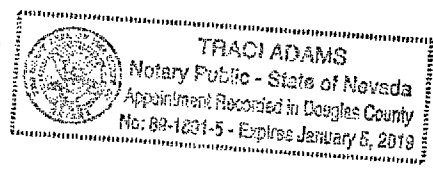


EXHIBIT "A"

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

A parcel of land being a portion of that certain parcel of land previously described at Document no. 784242 as filed for record in the office of the Douglas County Recorder on June 3, 2011, said parcel lying entirely within the Northeast One-Quarter of Section 17, Township 12 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the NE corner of said Section 17, being a 1 1/2 inch diameter iron pipe;
Thence N 89°29'08" W along the North line of said Section 17 a distance of 1,318.63 feet to the NW corner of the NE ¼ of the NE ¼ of said Section 17;
Thence S 00°37'32" W a distance of 1,322.90 feet to the NE corner of Lot 7, Rain Shadow Ranch-Phase 1, a final subdivision map filed for record on June 28, 2007, at Document no. 703979 in said Douglas County records;
Thence S 00°28' 17" W along the Easterly boundary of said Rain Shadow Ranch-Phase 1 a distance of 645.08 feet to the POINT OF BEGINNING;
Thence S 89°21'38" E a distance of 47.39 feet to a point on the Westerly right-of-way line of Drayton Boulevard, an 80 foot wide public road;
Thence along said Westerly right-of-way line 343.67 feet along the arc of a curve to the left having a central angle of 15°54'08", a radius of 1,238.24 feet, and a chord which bears S 08°25'21" W, 342.57 feet;
Thence N 00°28'17" E a distance of 74.74 feet;
Thence N 90°00'00" W a distance of 259.80 feet;
Thence N 00°00'00" E a distance of 168.51 feet;
Thence 13.75 feet along the arc of a curve to the right having a central angle of 00°49'40", a radius of 952.00 feet, and a chord which bears N 00°24'50" E, 13.75 feet;
Thence along the Easterly right-of-way line of Kingston Lane, a 36 foot wide public road per said subdivision map of Rain Shadow Ranch-Phase 1 for the following two courses:

1. 62.08 feet along the arc of a curve to the right having a central angle of 03°44'10", a radius of 952.00 feet and a chord which bears N 02°41'45" E, 62.07 feet;
2. 37.56 feet along the arc of a curve to the right having a central angle of 86°04'32", a radius of 952.00 feet, and a chord which bears N 47°36'06" E, 34.12 feet;

Thence along the Southerly right-of-way line of Acorn Way, a 36 foot wide public road per said subdivision map of Rain Shadow Ranch-Phase 1 for the following nine courses:

1. 5 89°21'38" E a distance of 81.81 feet;
2. 7.85 feet along the arc of a curve to the right having a central angle of 45°00'00", a radius of 10.00 feet, and a chord which bears S 66°51'38" E, 7.65 feet;
3. S 44°21'38" E a distance of 5.79 feet;
4. 13.35 feet along the arc of a curve to the left having a central angle of 45°00'00", a radius of 17.00 feet, and a chord which bears S 66°51 '38" E, 13.01 feet;
5. S 89°21'38" E a distance of 30.00 feet;
6. 13.35 feet along the arc of a curve to the left having a central angle of 45°00'00", a radius of 17.00 feet, and a chord which bears N 68°08'22" E, 13.01 feet;
7. N 45°38'22" E a distance of 5.79 feet;
8. 7.85 feet along the arc of a curve to the right having a central angle of 45°00'00", a radius of 10.00 feet, and a chord which bears N 68°08'22" E, 7.65 feet;
9. S 89°21'38" E a distance of 75.59 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sell Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 30, 2016, as Document No. 2016-888399 of Official Records.

Assessor's Parcel Number(s):
1220-17-615-025

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-17-615-025

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: \$284,900.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$284,900.00
 Real Property Transfer Tax Due: \$1,111.50

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 (GRANTOR) INFORMATION (REQUIRED)

Print Name: Carson Valley Homesites LLC, a Nevada Limited Liability Company
 Address: 1222 Bobwire Lane
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Roland V. Carlsen and Christine M. Jacobs
 Address: 6441 Oberlin Way
 City: San Jose
 State: CA Zip: 95123

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. #: 098702-TEA

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