

**APN: 1318-15-610-020**  
When Recorded, Please Return To:  
Millward Law, Ltd.  
1591 Mono Ave  
Minden, Nevada 89423



KAREN ELLISON, RECORDER E09

Mail Future Tax Statements To:  
James Richter  
435 Bavarian Drive  
Carson City, NV 89705

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, James Richter, an unmarried man, does hereby grant, bargain, sell and convey to JR Properties Series LLC-Series Ute Way, Grantee, all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1318-15-610-020, specifically described as follows:

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

Lot 38, in Block B, as shown on the map entitled Round Hill Village Unit No. 3, filed for the record in the Office of the County Recorder of Douglas County, State of Nevada, on November 24, 1965, as Document No. 30185.

Assessor's Parcel Number(s)  
1318-15-610-020

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, Sale Deed recorded on May 15, 2015, as Document Number 2015-862186.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any revisions, remainders, rents, issues of profits thereof.

WITNESS my hand this 8 day of August, 2018.

James Richter  
James Richter

State of Nevada     )  
                                   ) ss.  
County of Douglas    )

This instrument was acknowledged before me on August 8<sup>th</sup>, 2018, by James Richter.

Michael G. Millward  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-610-020  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified operating Acct of</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 9  
 b. Explain Reason for Exemption: This is the transfer of real property to an LLC and the individual conveying the property owns 100% of the LLC

5. Partial Interest: Percentage being transferred: 100.0 %

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 Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Jim Richter  
 Address: 435 Bavarian Drive  
 City: Carson City  
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: JR Properties Series LLC-Series Ute Way  
 Address: 435 Bavarian Drive  
 City: Carson City  
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Millward Law, Ltd. Escrow # \_\_\_\_\_  
 Address: 1591 Mono Ave.  
 City: Minden State: NV Zip: 89423

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