

DOUGLAS COUNTY, NV
RPTT:\$1706.25 Rec:\$35.00
\$1,741.25 Pgs=4

2018-918519
08/24/2018 03:57 PM

TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Penny L Venable
963 Topsy Lane
Suite 306 #316
Carson City , NV 89705

MAIL TAX STATEMENTS TO:

Penny L Venable
Same as above

Escrow No. 1800737-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-21-111-089
R.P.T.T. \$1,706.25

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Dooston Gardnerville, a ^{CALIFORNIA} limited liability company
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Penny L Venable, a single woman

all that real property situated in the County of DOUGLAS, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.**

Dooston Gardnerville, a *CALIFORNIA* limited liability company


By: Fred Musser

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on _____
by Fred Musser

NOTARY PUBLIC

COPY

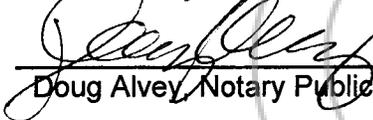
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa) S.S

On 08/03/2018 before me, Doug Alvey, Notary Public personally appeared **Fred Musser** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Doug Alvey, Notary Public

Commission Number: 2178371

Commission Expiration: 2/2/2021



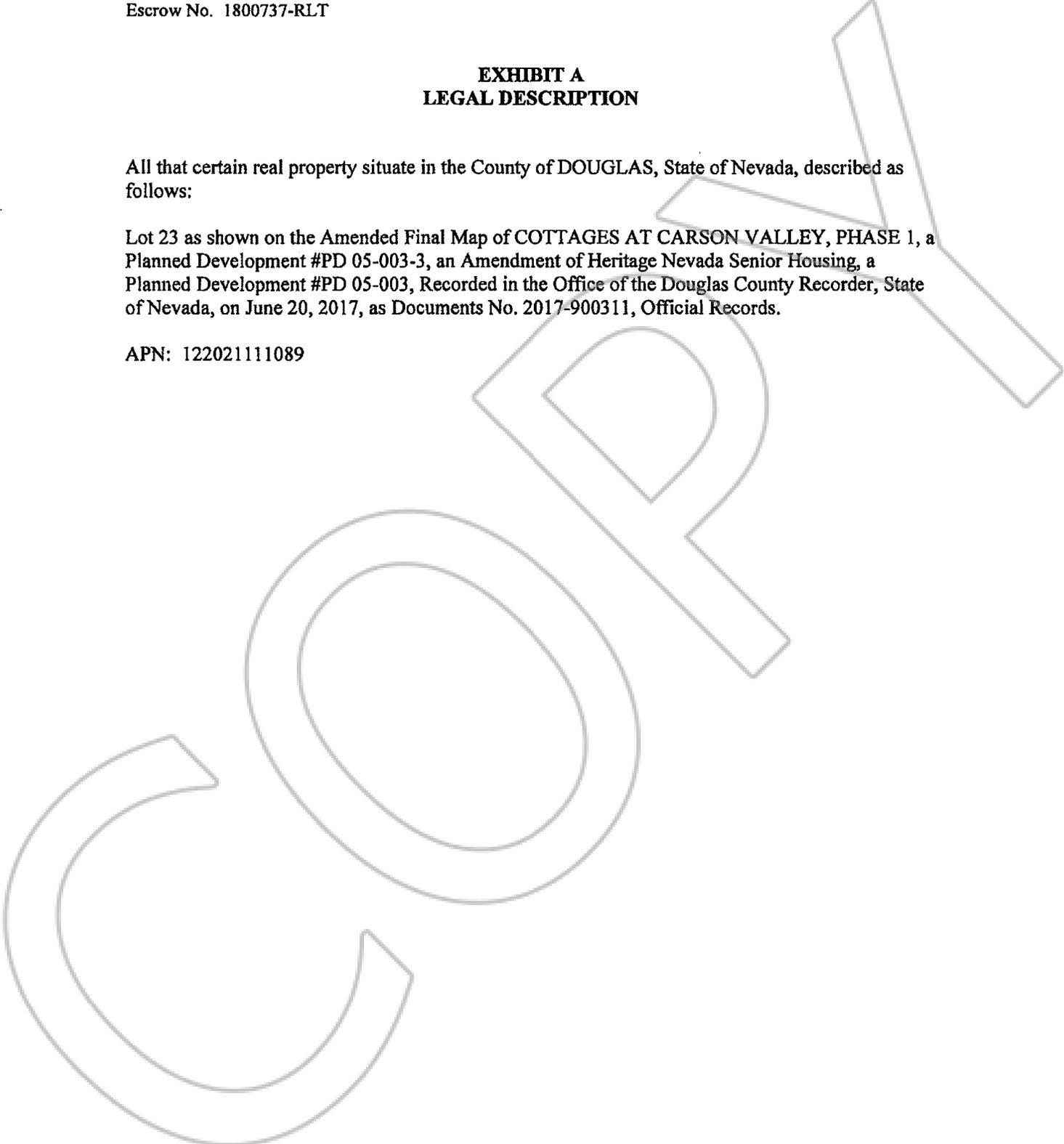
Escrow No. 1800737-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 23 as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-003-3, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, Recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Documents No. 2017-900311, Official Records.

APN: 122021111089



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 122021111089
 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: _____

3. a. Total Value/Sales Price of Property: \$ 437,458.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 437,458.00
 d. Real Property Transfer Tax Due: \$ 1,708.25

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 [Signature] Capacity SELLER/grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Dooston Gardnerville, a Nevada limited liability company
 Address: 1219 West Cottage Loop
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Penny L Venable
 Address: 963 Topsy Lane, 306 #316
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01800737-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED