

DOUGLAS COUNTY, NV  
RPTT:\$1248.00 Rec:\$35.00  
\$1,283.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2018-918835**

**08/29/2018 03:10 PM**

APN#: 1220-16-510-080  
RPTT: \$1,248.00

Recording Requested By:  
Western Title Company  
Escrow No.: 098673-ASK

When Recorded Mail To:  
Todd Shewbridge and Lora Menchel  
756 Wheeler Way  
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.030)

Signature A. Kromberg  
A. Kromberg 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,

Maverick Springs, LLC, a Nevada limited liability company

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

Todd Shewbridge and Lora Menchel, as joint tenants

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:

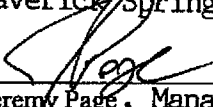
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 357, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the Office of the County Recorder of Douglas County, Nevada on June 1, 1965, as Document No. 28309, and on June 4, 1965, as Document No. 28377.

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

Dated: 08/2/2018

Grant, Bargain and Sale Deed – Page 2  
Maverick Springs, LLC

  
\_\_\_\_\_  
Jeremy Page, Manager


STATE OF NEVADA

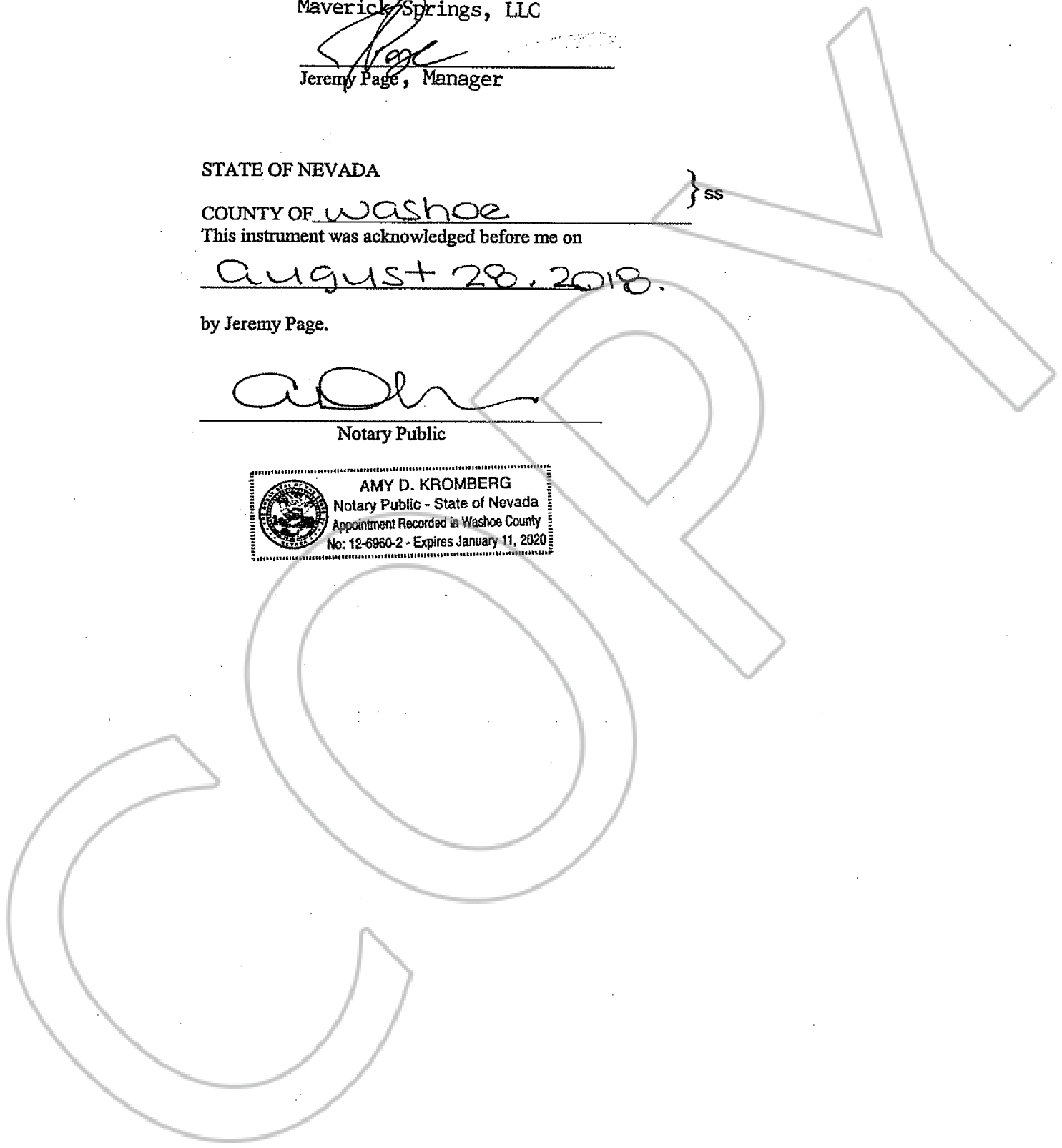
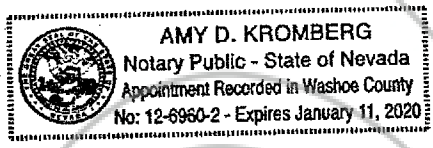
COUNTY OF Washoe } ss

This instrument was acknowledged before me on

August 28, 2018.

by Jeremy Page.

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1220-16-510-080

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: \$319,900.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$319,900.00  
 Real Property Transfer Tax Due: \$1,248.00

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 *Todd Shewbridge* Capacity Agent for Grantor  
 Signature *Lora Menchel* Capacity BUYER

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

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

Print Name: Maverick Springs, LLC  
 Address: 6770 McCarran Blvd.  
 City: Reno  
 State: NV Zip: 89509

Print Name: Todd Shewbridge and Lora Menchel  
 Address: 756 Wheeler Way  
 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: South Kietzke Branch  
5470 Kietzke Ln., Ste. 230  
 City/State/Zip: Reno, NV 89511

Esc. #: 098673-ASK