

DOUGLAS COUNTY, NV

2018-918963

RPTT:\$709.80 Rec:\$35.00

\$744.80 Pgs=3

08/31/2018 11:46 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-11-001-046

RPTT: \$709.80

Recording Requested By:

Western Title Company

Escrow No.: 098813-TEA

When Recorded Mail To:

**Carson Valley RV Storage, LLC,
a Nevada limited liability company
1155 Buckbrush Road
Minden, NV 89423**

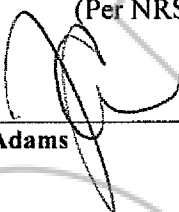
Mail Tax Statements to: (deeds only)

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,

Timber Properties, LLC, a Nevada limited liability company

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

Carson Valley RV Storage, LLC, a Nevada limited liability company

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:

That portion of the North 1/2 of Section 11, Township 12 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northeast corner of PARCEL 1 of the AMENDED FINAL MAP LDA 11-001 FOR OLD SAWMILL INDUSTRIAL PARK recorded in Book 611 at Page 6536 as Document No. 785794 in the Official Records of said Douglas County;

thence Westerly along the Northerly line of said PARCEL 1, North 89°03'03" West, 807.20 feet to the TRUE POINT OF BEGINNING;

thence South 00°49'27" West, 481.31 feet to a point on the Northerly right-of-way line of Timber Court;

thence Westerly along said right-of-way line North 89°06'42" West, 174.00 feet;

thence North 00°49'27" East, 481.49 feet to a point on the Northerly line of said PARCEL 1;

thence Easterly along said Northerly line South 89°03'03" East, 174.00 feet to the TRUE POINT OF BEGINNING.

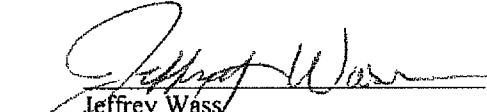
The above described parcel was previously shown as Lot 5 on that certain RECORD OF SURVEY #1 FOR OLD SAWMILL INDUSTRIAL PARK, LLC, which was recorded in Book 509 at Page 5305 as Document No. 743581 in the Official Records of said Douglas County.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 23, 2018, as Document No. 2018-910790 of Official Records.

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

Dated: 07/26/2018

Timber Properties, LLC,
a Nevada limited liability company

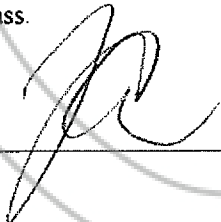

Jeffrey Wass
Manager

STATE OF Nevada
COUNTY OF Douglas

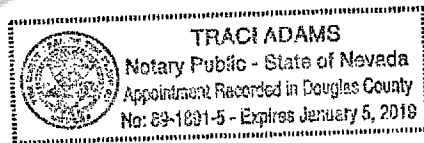
} ss

This instrument was acknowledged before me on
8-29-18

By Jeffrey Wass.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-11-001-046

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: \$182,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$182,000.00
 Real Property Transfer Tax Due: \$709.80

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 Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Timber Properties, LLC, a Nevada limited liability company
 Address: 1767 Solitude Lane
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Carson Valley RV Storage, LLC, a Nevada limited liability company
 Address: 1155 Buckbrush Road
 City: Minden
 State: NV Zip: 89423

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. #: 098813-TEA

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