

APN# : 1420-33-701-057 & 1420-33-701-059
RPTT: \$1,287.00

Recording Requested By:

Western Title Company

Escrow No.: 098295-ARJ

When Recorded Mail To:

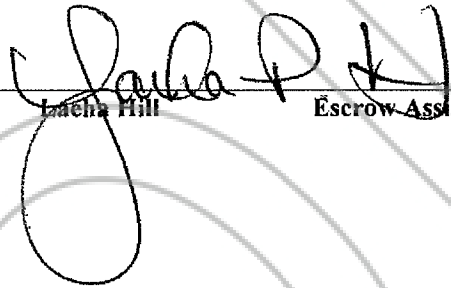
Troy Scott
2046 Empire Ranch Road,
Carson City, NV 89701

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



Jada Hill

Escrow Assistant

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,

Mid Town Ventures, LLC, A Nevada Limited Liability Company

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

Troy Scott, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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:

A portion of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcels 1 and 3 as shown on Parcel Map LDA 18-001 for C & R DeCarlo 1993 Trust and Quail's Nest Trust, 1999, filed for record in the office of the County Recorder of Douglas County, State of Nevada on August 13, 2018 as Document No. 2018-917999, 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: 09/13/2018

Mid Town Ventures, LLC, a Nevada limited liability company

William W. Nichols

By: The Quails Nest Trust, 1999 dated July 28, 1999, Managing Member
By: William W. Nichols, Trustee

Ricky Paul DeCarlo Trustee

By: The C & R DeCarlo 1993 Trust dated July 22, 1993, Trustee
By: Ricky Paul DeCarlo, Trustee

STATE OF Nevada

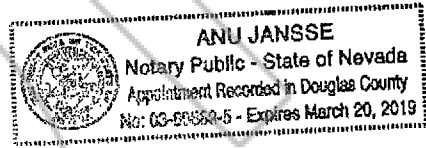
COUNTY OF Douglas

This instrument was acknowledged before me on

9/14/18

By William W. Nichols

Anu Jansse
Notary Public



STATE OF Nevada

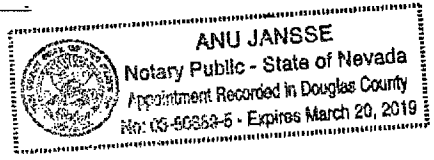
COUNTY OF Douglas

This instrument was acknowledged before me on

9/14/18

By Ricky Paul DeCarlo

Anu Jansse
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-33-701-057
 b) 1420-33-701-059

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: \$330,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$330,000.00
 Real Property Transfer Tax Due: \$1,287.00

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 _____ Capacity _____
 Signature Janka Capacity Escrow

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Mid Town Ventures, LLC, A Nevada Limited Liability Company
 Address: 220 Sheridan Creek Ct.
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Troy Scott
 Address: 2046 Empire Ranch Road
 City: Carson City
 State: NV Zip: 89701

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. #: 098295-ARJ