

DOUGLAS COUNTY, NV  
RPTT:\$897.00 Rec:\$35.00  
\$932.00 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

**2018-921572**

10/30/2018 11:57 AM

APN# : 1220-17-617-001  
RPTT: \$897.00

Recording Requested By:  
Western Title Company  
Escrow No.: 100677-ARJ

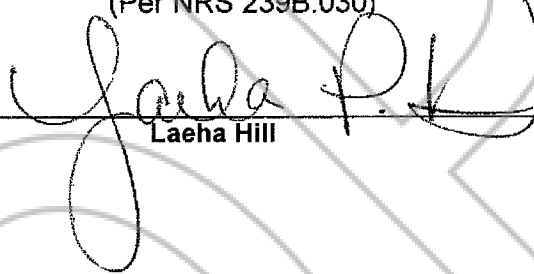
When Recorded Mail To:  
Joshua Kolbe  
957 Ruddy Court  
Sparks, NV 89441

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



Laeha 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,

Maryanne Road, LLC, a Nevada limited liability company

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

Joshua Kolbe, a married man sole and separate property

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 40 as set forth on the Final Map LDA 16-004 and PD 04-002-2 for RAIN SHADOW RANCH PHASE 3, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on July 17, 2018 as Document No. 2018-916804, 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: 10/25/2018

Maryanne Road, LLC, a Nevada limited liability company

By: *Randy Lane*  
Randy Lane, Manager

By: *Michael E. Pegram*  
Michael E. Pegram, Manager

STATE OF NEVADA

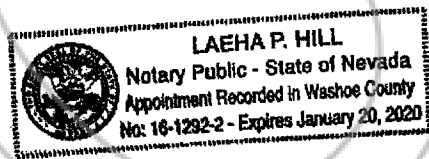
COUNTY OF DOUGLAS

This instrument was acknowledged before me on

10/25/18

By Randy Lane and Michael E. Pegram.

*Laeha P. Hill*  
Notary Public



STATE OF NEVADA

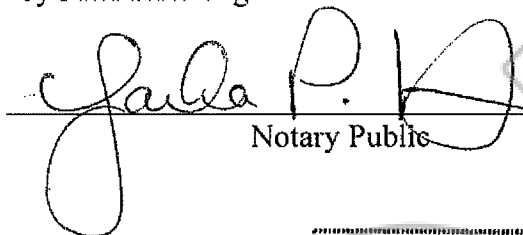
} s.s.

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

10/26/18

by Michael E Pegram.

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



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-17-617-001

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: \$230,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$230,000.00  
 Real Property Transfer Tax Due: \$897.00

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Maryanne Road, LLC, a Nevada limited liability company  
 Address: 1627 US HWY 395 N  
 City: Minden  
 State: NV                      Zip: 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Joshua Kolbe  
 Address: 957 Ruddy Court  
 City: Sparks  
 State: NV                      Zip: 89441

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. #: 100677-ARJ