

DOUGLAS COUNTY, NV
RPTT:\$975.00 Rec:\$35.00
\$1,010.00 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2018-922693

11/26/2018 10:06 AM

APN# : 1220-11-001-058 & 1220-11-001-059
RPTT: \$975.00

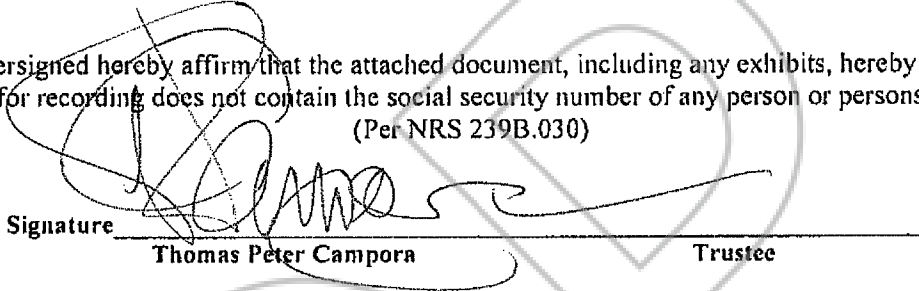
Recording Requested By:
Western Title Company

When Recorded Mail To:
TPC Properties, LLC
P.O. Box 4465
Stockton, CA 95204

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


Thomas Peter Campora

Trustee

Grant, Bargain, and Sale Deed

**This document is being
recorded as an
accomodation only.**

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,

Campora Properties, a California General Partnership

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

TPC Properties, LLC, , a California 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:

See attached Exhibit A

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

Dated: 10/23/2018

Campora Properties, a California General Partnership

[Handwritten signature]

By: Thomas Peter Campora Trust, General Partner
By: Thomas Peter Campora, Trustee

STATE OF _____

COUNTY OF _____

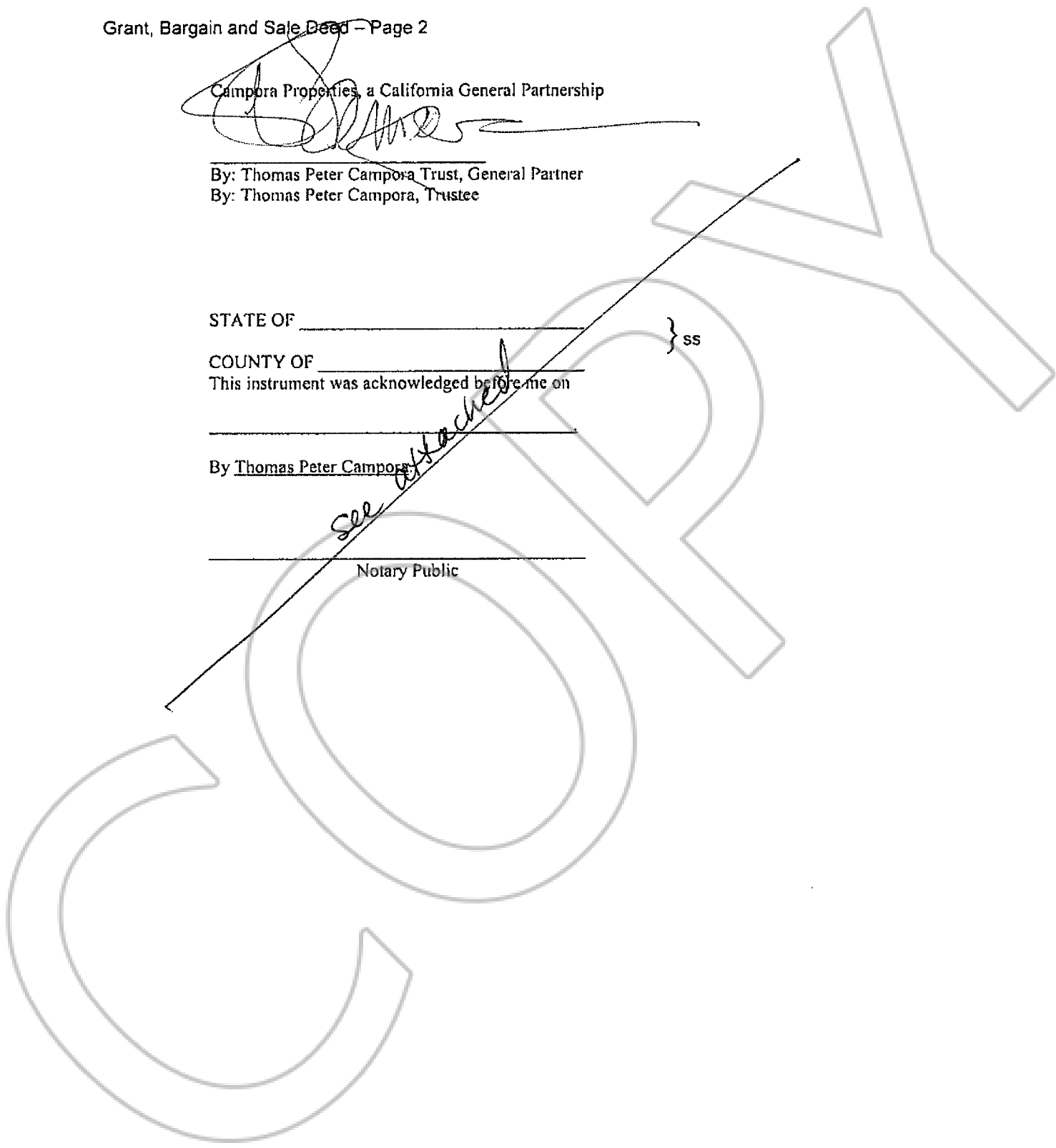
} ss

This instrument was acknowledged before me on

By Thomas Peter Campora

see attached

Notary Public



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 SAN JOAQUIN)

ss.

On November 15, 2018, before me, Laura C. Smith, a Notary Public for the State of California, personally appeared Thomas Peter Campora 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.

Laura C. Smith
 [Signature]

(Seal)

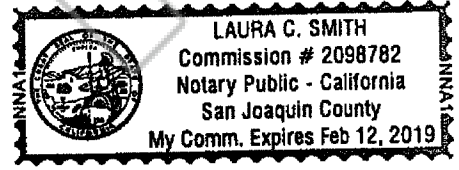


EXHIBIT "A"

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

Parcel 1:

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 Southeast corner of Parcel 1 of the Amended Final Map LDA 11-001 for Old Sawmill Industrial Park recorded in Book 0611 at Page 6536 as Document No. 785794 in the Official Records of Said Douglas County; thence Westerly along the Southerly line of said Parcel 1, N. 89°11'19" W., 617.60 feet to the True Point of Beginning; thence N. 00°49'27" E., 282.69 feet to a point on the Southerly right-of-way line of Timber Court, said point being on a curve concave to the Southeast and Having a radius of 30.00 feet, a radial line through said point bears N. 08°52'43" W.; thence Easterly along said curve through a central angle of 09°46'01" an arc distance of 5.11 feet to the end of said curve; thence S. 89°06'42" E., 149.16 feet; thence S. 00°49'27" W., 282.92 feet to a point on the Southerly line of said Parcel 1; thence Westerly along said Southerly line N. 59°11'19" W., 154.25 feet to the True Point of Beginning.

Also shown as Lot 17, as shown on that certain Record of Survey #1 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 20, 2009 in Book 509 at Page 5305 as Document No. 743581, Official Records.

NOTE: The above metes and bounds description was prepared by David D. Winchell PLS# License No. 3209, if applicable, at Western Surveying Services, P.O. Box 6202, Gardnerville, Nevada 89460.

Parcel 2:

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 Southeast corner of Parcel 1 of the Amended Final Map LDA 11-001 for Old Sawmill Industrial Park recorded in Book 0611 at Page 6536 as Document No. 785794 in the Official Records of Said Douglas County; thence Westerly along the Southerly line of said Parcel 1, N. 89°11'19" W., 463.35 feet to the True Point of Beginning; thence N. 00°49'27" E., 282.92 feet to a point on the Southerly right-of-way line of Timber Court; thence Easterly along said right-of-way line S. 89°06'42" E., 154.25 feet; thence S. 00°49'27" W., 282.71 feet to a point on the Southerly line of said Parcel 1; thence Westerly along said Southerly line N. 89°11'19" W., 154.25 feet to the True Point of Beginning.

Also shown as Lot 18, as shown on that certain Record of Survey #1 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 20, 2009 in Book 509 at Page 5305 as Document No. 743581, Official Records.

NOTE: The above metes and bounds description was prepared by David D. Winchell PLS# License No. 3209, if applicable, at Western Surveying Services, P.O. Box 6202, Gardnerville, Nevada 89460.

Assessor's Parcel Number(s):

1220-11-001-058

1220-11-001-059

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-11-001-058 & 1220-11-001-059

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'/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: \$250,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$250,000.00
 Real Property Transfer Tax Due: \$975.00

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 General Partnership - Trustee
 Signature _____ Capacity manager - LLC

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Campora Properties, a California General Partnership
 Address: P.O. Box 4465
 City: Stockton
 State: CA Zip: 95204

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: TPC Properties, LLC, a California limited liability company
 Address: P.O. Box 4465
 City: Stockton
 State: CA Zip: 95204

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. #:

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