

DOUGLAS COUNTY, NV **2018-923951**
RPTT:\$2223.00 Rec:\$35.00
\$2,258.00 Pgs=4 12/26/2018 10:29 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1219-11-001-012
RPTT: \$2,223.00

Recording Requested By:
Western Title Company

Escrow No.: 101557-TEA
When Recorded Mail To:

Rainbow Nicole Estates
Limited liability limited partnership
851 Mottsville Lane
Gardnerville, NV 89410

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,

James H. Hawse and Cynthia L. Hawse, Trustees of the James H. & Cynthia Hawse Trust

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

Rainbow Nicole Estates Limited liability limited partnership

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

"Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property."

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

Dated: 12/14/2018

The James H. & Cynthia Hawse Trust

James H. Hawse, Trustee
James H. Hawse, Trustee

Cynthia L. Hawse, Trustee
Cynthia L. Hawse, Trustee

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 VENTURA } ss

This instrument was acknowledged before me on

2018 DECEMBER 19

By James H. Hawse and Cynthia L. Hawse

Xavier Castellanos
Notary Public



EXHIBIT "A"

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

Parcel 1:

Parcel 3C as set forth on that certain Parcel Map LDA #03-032 for MOTTSVILLE MEADOWS filed for record on July 20, 2004, Book 0704 of Official Records, Page 8112, as Document No. 619273.

Parcel 2:

60-foot wide accessk, Public Utility and Ditch Maintenance Easement.

A sixty foot wide easement for access, public utility, and ditch maintenance purposes located within portions of Section 2 and 11, Township 12 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at a found 1939 U.S.G.L.O. brass cap, the 1/4 corner common to said Sections 2 and 11, THE POINT OF BEGINNING; thence 60 feet westerly of and parallel with the following description: North 19°16'28" West, 713.61 feet; North 19°00'55" West, 2,075.70 feet to a point on the southerly right-of-way of Mottsville Lane, THE POINT OF TERMININUS.

Said easement shall be lengthened or shortened to match Grantor's property lines.

The basis of bearing of this description is North 89°53'00" East, the south line of Section 12, Township 12 North, Range 19 East, M.D.M., as shown on the Final Map for Sheridan Meadows recorded May 21, 1973 as Document No. 66349.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 19, 2013, in Book 713, Page 4589 as Document No. 827391 of Official Records.

**Assessor's Parcel Number(s):
1219-11-001-012**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-11-001-012

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: \$570,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$570,000.00
 Real Property Transfer Tax Due: \$2,223.00

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 James H. Hawse Trustee Capacity seller
 Signature Cynthia L. Hawse Trustee Capacity seller

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: James H. Hawse and Cynthia L. Hawse, Trustees of the James H. & Cynthia Hawse Trust
 Address: 13792 Pacific Breeze Dr.
 City: Santa Rosa Valley
 State: CA Zip: 93012

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Rainbow Nicole Estates Limited liability limited partnership
 Address: 851 Mottsville Lane
 City: Gardnerville
 State: NV Zip: 89410

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. #: 101557-TEA