

DOUGLAS COUNTY, NV **2019-924291**
RPTT:\$14625.00 Rec:\$35.00
\$14,660.00 Pgs=5 **01/07/2019 02:28 PM**
TICOR TITLE - RENO (COMMERCIAL)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
James R. DeMartini, Trustee of the James R. DeMartini
Trust dated December 4, 1986
5013 Jennings Road
Modesto, CA 95359

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1806154-CD

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-06-602-019 and 020 SPACE ABOVE FOR RECORDER'S
R.P.T.T. \$14,625.00

USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Topsy Lane CC, LLC, a Nevada limited liability company

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to**

James R. DeMartini, Trustee of the James R. DeMartini Trust dated December 4, 1986

all that real property situated in the County of Douglas, State of Nevada, described as follows:


SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.**

THIS SPACE INTENTIONALLY LEFT BLANK
Signature and notary acknowledgement on page two.

Escrow No. 1806154-CD
APN No.: 1420-06-602-019 and 020

Topsy Lane CC, LLC, a Nevada limited liability company

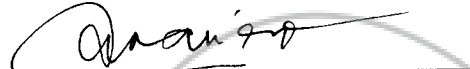
By: 
Brett D. Barker, Manager
SIGNED IN COUNTERPART

By: _____
Lance Faulstich, Manager

STATE OF Nevada
COUNTY OF Washoe

} ss:

This instrument was acknowledged before me on , January 7, 2019
by Brett D. Barker.


NOTARY PUBLIC

Agnes Marlaro
Notary Public - State of Nevada
My Commission Expires - 3/15/2019
Certificate #99-51887-2

STATE OF _____
COUNTY OF _____

} ss:

This instrument was acknowledged before me on , _____
by Lance Faulstich.

NOTARY PUBLIC

This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 01806154.

Escrow No. 1806154-CD
APN No.: 1420-06-602-019 and 020

Topsy Lane CC, LLC, a Nevada limited liability company

SIGNED IN COUNTERPART

By: Brett D. Barker, Manager

By: Lance Faulstich, Manager

STATE OF
COUNTY OF

} ss:

This instrument was acknowledged before me on _____
by Brett D. Barker.

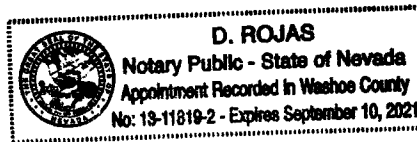
NOTARY PUBLIC

STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on 1/3/2019
by Lance Faulstich.

NOTARY PUBLIC



This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 01806154.

Escrow No. 1806154-CD

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Parcel 3 as shown on the Record of Survey in Support of a Boundary Line Adjustment by AIG Baker Carson Valley, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 3, 2003, as File No. 572306, Official Records, more particularly described as follows:

A parcel of land situate within the South half of the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point from which the Center Section of said Section 6 bears South 48°41'55" West a distance of 1065.95 feet;

Thence North 89°16'16" East a distance of 119.61 feet;

Thence South 00°43'44" East a distance of 127.50 feet;

Thence South 89°16'16" West a distance of 119.61 feet;

Thence North 00°43'44" West a distance of 127.50 feet to the point of beginning.

Basis of Bearings: Amended Record of Survey for Douglas County #32, filed for record July 11, 2000 in Book 700 of Official Records at Page 1320, Document No. 495561.

APN: 1420-06-602-019

Document No. 789319 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 2:

Parcel 4 as shown on the Record of Survey in Support of a Boundary Line Adjustment by AIG Baker Carson Valley, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 3, 2003, as File No. 572306, Official Records, more particularly described as follows:

A parcel of land situate within the South half of the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point from which the Center Section of said Section 6 bears South 54°31'20" West a distance of 1273.38 feet;

Thence North 00°43'44" West a distance of 98.41 feet;

Thence North 89°16'16" East a distance of 153.00 feet;

Thence South 00°43'44" East a distance of 123.23 feet;

Thence North 82°08'11" West a distance of 69.12 feet;

Thence South 89°16'16" West a distance of 70.16 feet;

Thence Northwesterly 20.51 feet to the point of beginning.

Basis of Bearings: Amended Record of Survey for Douglas County #32, filed for record July 11, 2000 in Book 700 of Official Records at Page 1320, Document No. 495561.

APN: 1420-06-602-020

Document No. 789319 is provided pursuant to the requirements of Section 6.NRS 111.312.

COPY

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-06-602-019 and 020
- b) _____
- c) _____
- d) _____

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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$3,750,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$3,750,000.00
 Real Property Transfer Tax Due: \$14,625.00

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 SIGNATURE PAGE ATTACHED HERETO Capacity GRANTOR

Signature SIGNATURE PAGE ATTACHED HERETO Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Topsy Lane CC, LLC, a Nevada limited liability company

Print Name: James R. DeMartini, Trustee of the James R. DeMartini Trust dated December 4, 1986

Address: 539 Riverside Drive
Reno, NV 89503

Address: 5013 Jennings Road
Modesto, CA 95359

City, State, Zip

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1806154-CD

Address: 5441 Kietzke Lane, Suite 100

City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

01806154-CD
1420-06-602-019 and 020

SIGNATURE PAGE AFFIXED TO THAT CERTAIN DECLARATION OF VALUE
UNDER ESCROW NO. 01806154

Grantor:

**Topsy Lane CC, LLC, a Nevada
limited liability company
SIGNED IN COUNTERPART**

By: _____
Brett D. Barker, Manager

By: _____
Lance Faulstich, Manager

Grantee:

SIGNED IN COUNTERPART

**James R. DeMartini, Trustee of the
James R. DeMartini Trust dated
December 4, 1986**

01806154-CD
1420-06-602-019 and 020

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James R. DeMartini Trust dated
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