

DOUGLAS COUNTY, NV  
RPTT:\$2421.90 Rec:\$35.00  
\$2,456.90 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2019-925070**

01/28/2019 09:02 AM

APN# : 1220-08-812-010

RPTT: ~~2,232.28~~ \$2,421.90

Recording Requested By:

Western Title Company

Escrow No.: 099927-AMG

When Recorded Mail To:

Larry Tognolini and Linda  
Tognolini

PO Box 18453

So Lake Tahoe, CA 96151

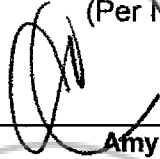
Mail Tax Statements to: (deeds only)

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



Amy Gutierrez

Escrow Officer

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**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,

Lanturn Investments LLC, a Nevada limited liability company

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

Larry Tognolini and Linda Tognolini, husband and wife as joint tenants

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 9 in Block A as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

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

Dated: 12/31/2018

Lanturn Investments LLC, a Nevada  
limited liability company

  
\_\_\_\_\_  
Sam Landis, Manager

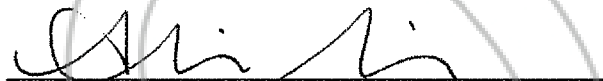
  
\_\_\_\_\_  
Mark Turner, Manager

STATE OF Nevada } ss

COUNTY OF Carson City  
This instrument was acknowledged before me on

January 25, 2019

By Sam Landis and Mark Turner

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



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-08-812-010

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm' l/Ind'l  
 h)  Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$598,000.00 620,793.54  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$598,000.00 620,793.54  
 Real Property Transfer Tax Due: 2,337.28 2,421.90

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] Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Lanturn Investments LLC  
 Address: PO Box 21815  
 City: Carson City  
 State: NV Zip: 89721

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Larry Tognolini and Linda Tognolini  
 Address: PO Box 18453  
 City: So Lake Tahoe  
 State: CA Zip: 96151

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: 099927-AMG

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