

DOUGLAS COUNTY, NV

2019-925855

RPTT:\$468.00 Rec:\$35.00

\$503.00 Pgs=3

02/15/2019 03:03 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-23-002-026
RPTT: \$468.00

Recording Requested By:
Western Title Company
Escrow No.: 102304-ARJ

When Recorded Mail To:
Cormorant Holdings, LLC
1737 Sunset Court
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 _____

Anu Jansse

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,

Grandview Douglas LLC, a Nevada limited liability company

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

Cormorant Holdings, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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:

Parcel 1:

Lot 11 as shown on the Map (PD 99-12-01) of GRANDVIEW ESTATES, PHASE 1, filed in the office of the Douglas County Recorder on January 6, 2003, File No. 562908.

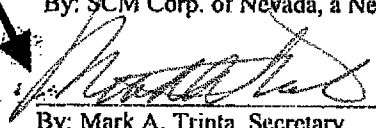
Parcel 2:

A non-exclusive stormwater drainage easement as set forth in Grant of Stormwater Drainage Easement and Maintenance Agreement dated June 27, 2011, recorded July 22, 2011 as Instrument No. 786781 of 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: 02/07/2019

Grandview Douglas LLC, a Nevada limited liability company
By: SCM Corp. of Nevada, a Nevada corporation, as Manager



By: Mark A. Trinta, Secretary

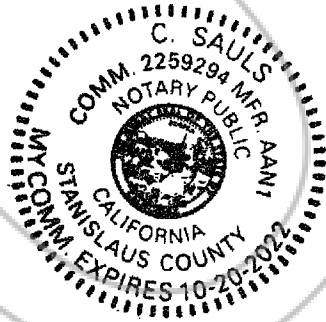
STATE OF California

COUNTY OF Stanislaus } ss

This instrument was acknowledged before me on
February 13, 2019

By Mark A. Trinta


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-23-002-026

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: \$120,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$120,000.00
 Real Property Transfer Tax Due: \$468.00

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 _____
 Signature _____ Capacity _____

ESCROW

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Grandview Douglas LLC, a Nevada limited liability company
 Address: 1920 Standiford Avenue #1
 City: Modesto
 State: CA Zip: 95358

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Cormorant Holdings, LLC, a Nevada limited liability company
 Address: 1737 Sunset Court
 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. #: 102304-ARJ

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