

DOUGLAS COUNTY, NV

2019-926037

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

02/25/2019 08:34 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E09

APN: 1419-12-610-004

Escrow No. 00242352 - 001 - 09

RPTT

When Recorded Return to:

Ross W. Groelz

2163 White Sands Dr
South Lake Tahoe, CA 96150

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Ross W. Groelz, An Unmarried Man

do(es) hereby Grant, Bargain, Sell and Convey to
Emerald Bay Properties, LLC, A California limited liability company

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

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 21st day of February 2019


SPACE BELOW FOR RECORDER

Ross W. Groelz
Ross W. Groelz

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on Feb. 21~~st~~, 2019,
by Ross W. Groelz

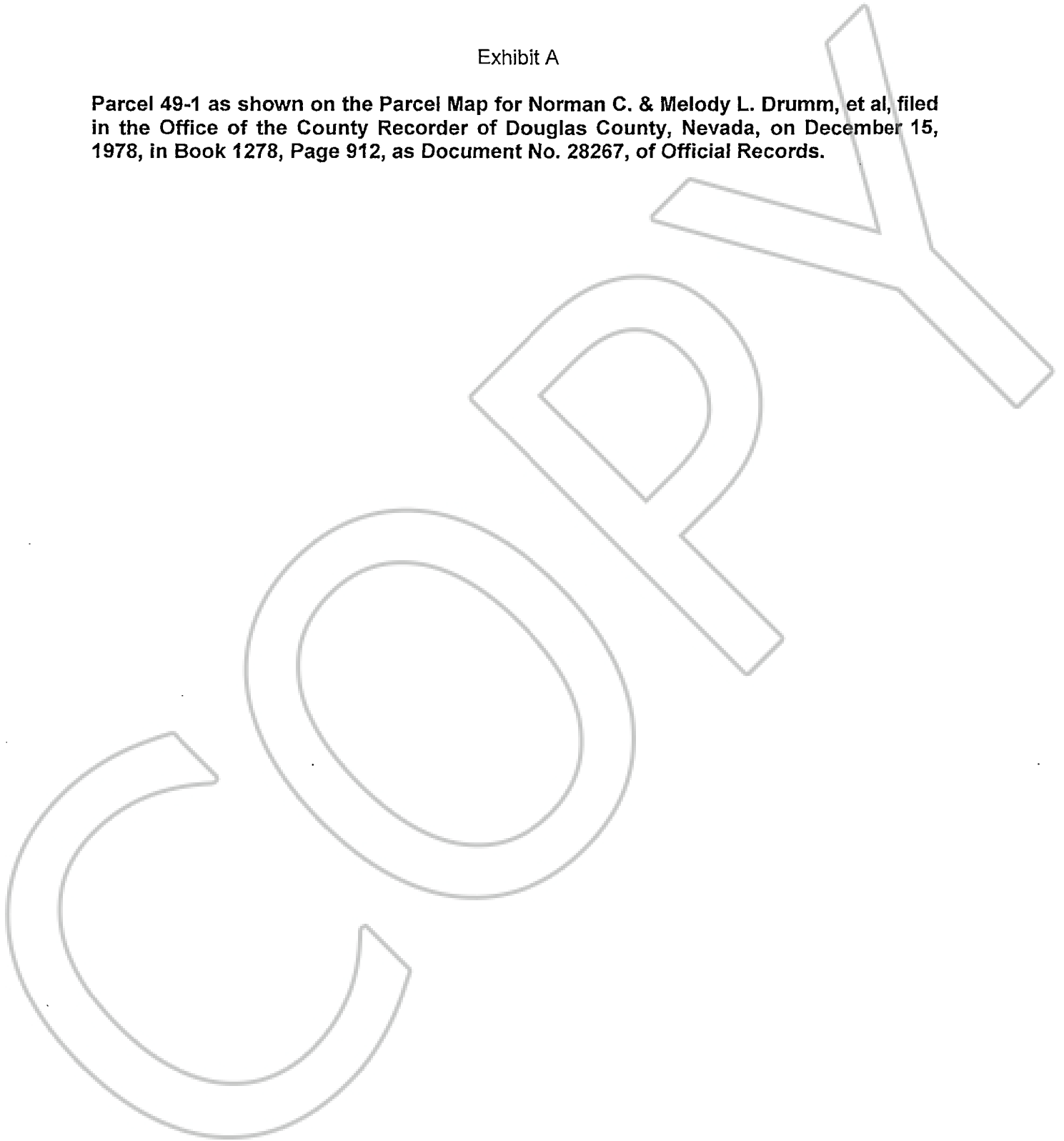
Randi S. Bennett
NOTARY PUBLIC

 RANDI S. BENNETT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 96-5349-2 - Expires September 6, 2020

SPACE BELOW FOR RECORDER

Exhibit A

Parcel 49-1 as shown on the Parcel Map for Norman C. & Melody L. Drumm, et al, filed in the Office of the County Recorder of Douglas County, Nevada, on December 15, 1978, in Book 1278, Page 912, as Document No. 28267, of Official Records.



SPACE BELOW FOR RECORDER

1. APN: 1419-12-610-004

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 No.:	
Book:	Page:
Date of Recording:	2/25/19
Notes:	Verified & preparing deed & assignment - ARS

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 9
- b. Explain Reason for Exemption: person conveying the property to corp

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 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 <u>[Signature]</u>	Capacity <u>Grantor Agent</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Ross W. Groelz</u>	Print Name: <u>Emerald Bay Properties, LLC</u>
Address: <u>2163 White Sands Drive</u>	Address: <u>2163 White Sands Drive</u>
City/State/Zip: <u>South Lake Tahoe, CA 96150</u>	City/State/Zip: <u>South Lake Tahoe, CA 96150</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00242352-001</u>
Address: <u>1450 Ridgeview Dr., Ste. 100 Reno, NV 89519</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)