

DOUGLAS COUNTY, NV
RPTT:\$553.80 Rec:\$35.00
\$588.80 Pgs=4
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

2019-926224

02/28/2019 03:48 PM

APN: 1220-21-111-083, 1220-21-111-082

S RPTT \$553.80

ESCROW NO: 10020705-206

WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

DOOSTON GARDNERVILLE, LLC A CALIFORNIA LIMITED
LIABILITY COMPANY
1227 WEST COTTAGE LOOP
GARDNERVILLE, NV 89460

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Landsmith Appreciation Fund, LLC, a California limited liability company

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Dooston Gardnerville, LLC a California limited liability company


all that real property situated in the City of Gardnerville, 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 his/hers/theirs hand(s) this 27th day of February, 2019

Landsmith Appreciation Fund, LLC, a
California limited liability company



by Landsmith, L.P., a Delaware limited
partnership, Manager, by Landsmith, Inc., a
Delaware Corporation, General Partner, by
James L. Breitenstein, President

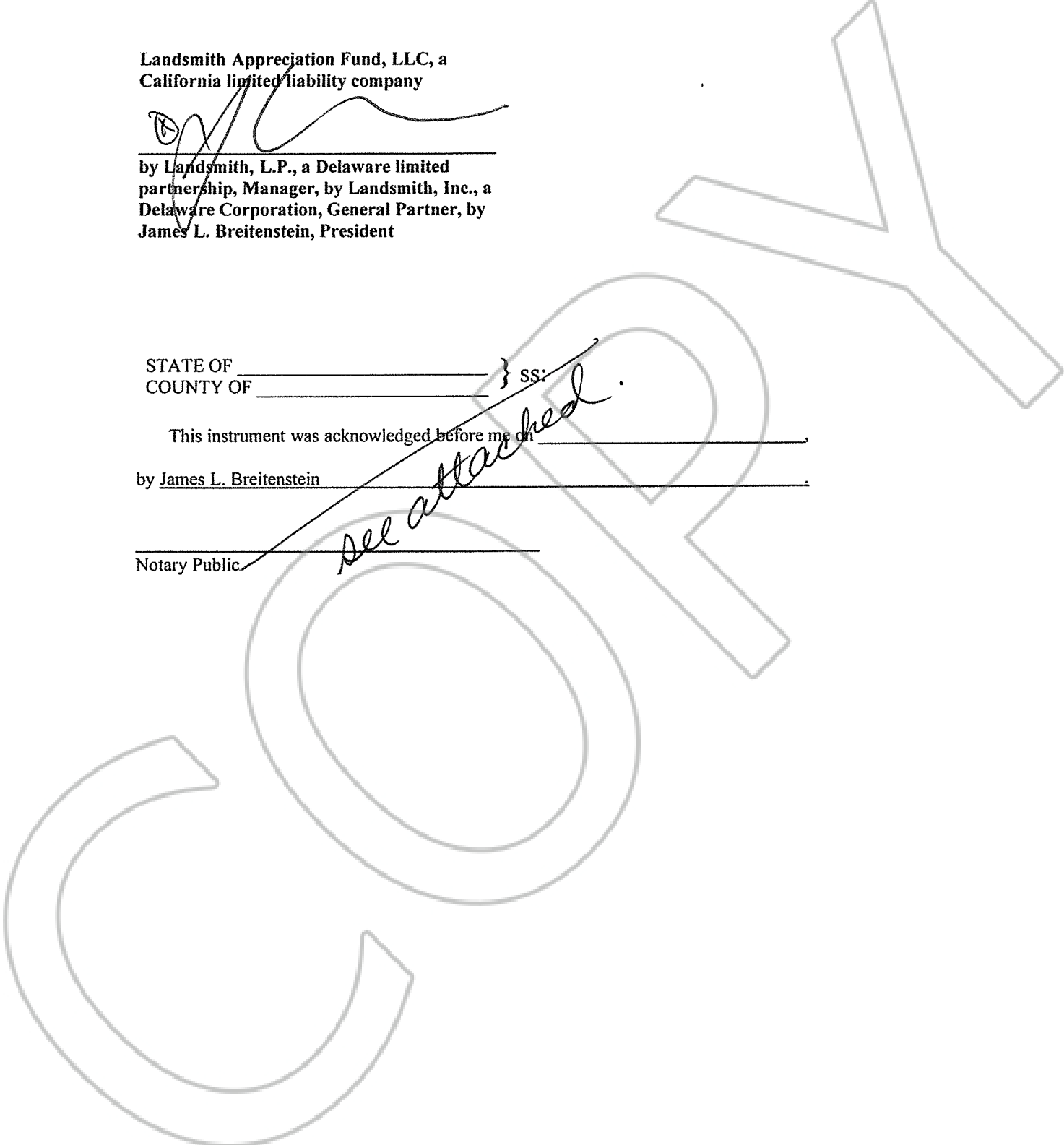
STATE OF _____ } SS:
COUNTY OF _____

This instrument was acknowledged before me on _____

by James L. Breitenstein _____

Notary Public.

see attached.



Escrow No.: 10020705-206-

EXHIBIT "A"
Legal Description

Lots 16 and 17 as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-03-3, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Document No. 2017-900311, Official Records.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



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 San Mateo)

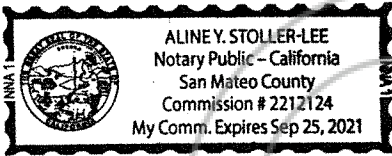
On February 27, 2019 before me, Aliney Stoller-Lee, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James L. Breitenstein -
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Aliney Stoller-Lee
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed Document Date: 2/27/19
Number of Pages: 3 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-21-111-083
- b) 1220-21-111-082
- c) _____
- d) _____

2. Type of Property:

- a) XX 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$141,700.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$141,700.00

Real Property Transfer Tax Due: \$ ~~553.80~~ 553.80

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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 Grantor

Signature D. Lemmon Capacity Grantee

<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
(Required)	(Required)
Print Name: <u>Landsmith Appreciation Fund, LLC, a California limited liability company</u>	Print Name: <u>Dooston Gardnerville, LLC a California limited liability company</u>
Address: <u>1001 Marshall St., #450</u>	Address: <u>1227 West Cottage Loop</u>
City: <u>Redwood City</u>	City: <u>Gardnerville</u>
State: <u>CA</u> Zip: <u>94063</u>	State: <u>NV</u> Zip: <u>89460</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Stewart Title Company Escrow #: 10020705-

Address: 540 W Plumb Lane, Suite 100
Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property:

\$141,700.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$141,700.00

Real Property Transfer Tax Due: ~~\$582.70~~ \$553.80

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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 Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
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