

DOUGLAS COUNTY, NV

**2019-926736**

RPTT:\$877.50 Rec:\$35.00

\$912.50 Pgs=3

03/15/2019 02:25 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-17-617-006

RPTT: \$877.50

Recording Requested By:

Western Title Company

Escrow No.: 102590-AMG

When Recorded Mail To:

Ridgeline Development, LLC, a  
Nevada limited liability company

P.O. Box 21815

Carson City, NV 89721

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

**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,

Maryanne Road, LLC., a Nevada limited liability company

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

Ridgeline Development, 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 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 44 as set forth on the Final Map LDA 16-004 and PD 04-002-2 for RAIN SHADOW RANCH PHASE 3, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on July 17, 2018 as Document No. 2018-916804, 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: 02/22/2019

Maryanne Road, LLC., a Nevada limited liability company

  
Randy Lane, Managing Member

  
Michael E. Pegram, Managing Member

STATE OF Nevada } ss

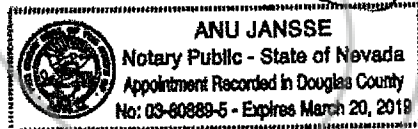
COUNTY OF Douglas

This instrument was acknowledged before me on

8/7/19

By Randy Lane and Michael E. Pegram.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-17-617-006

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: \$225,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$225,000.00  
 Real Property Transfer Tax Due: \$877.50

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 A Claypool Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Maryanne Road, LLC., a Nevada limited liability company  
 Address: 1627 HWY 395 N  
 City: Minden  
 State: NV                      Zip: 89423

Print Name: Ridgeline Development, LLC, a Nevada limited liability company  
 Address: P.O. Box 21815  
 City: Carson City  
 State: NV                      Zip: 89721

**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. #: 102590-AMG

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