

DOUGLAS COUNTY, NV

2019-927069

RPTT:\$955.50 Rec:\$35.00

\$990.50 Pgs=3

03/26/2019 01:59 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-17-617-013

RPTT: \$955.50

Recording Requested By:

Western Title Company

Escrow No.: 102536-ARJ

When Recorded Mail To:

Bowlin Built, LLC

115 Tequilla Court

Sparks, NV 89441

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
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,

Maryanne Road, LLC., a Nevada limited liability company

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

Bowlin Built LLC - Series B, a Nevada limited liability company a Series LLC of Bowlin Built 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 49 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: 03/06/2019

Maryanne Road, LLC, a Nevada limited liability company

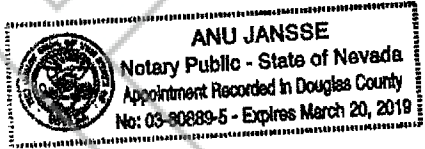
By: [Signature]
Randy Lane, Manager

By: [Signature]
Michael E. Pegram, Manager

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on

3/7/19

By Randy Lane.

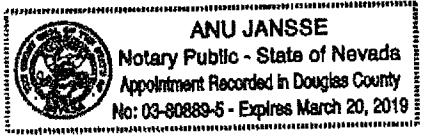


[Signature]
Notary Public

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on

3/7/19

By Michael E. Pegram.



[Signature]
Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-17-617-013

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: \$245,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$245,000.00
 Real Property Transfer Tax Due: \$955.50

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 _____ Capacity _____
 Signature *Jarba* Capacity *Escrow*

SELLER (GRANTOR) INFORMATION (REQUIRED)

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

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Bowlin Built LLC - Series B, a Nevada limited liability company a Series LLC of Bowlin Built LLC, a Nevada limited liability company
 Address: _____
115 Tequilla Court
 City: Sparks
 State: NV Zip: 89441

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. #: 102536-ARJ