

DOUGLAS COUNTY, NV
RPTT:\$2242.50 Rec:\$35.00
\$2,277.50 Pgs=4 2019-927247
03/29/2019 12:21 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-32-613-009

RPTT: \$2,242.50

Recording Requested By:
Western Title Company

Escrow No.: 102088-WLD

When Recorded Mail To:
Roger's Roost LLC, a Nevada
limited liability company
1691 Devon Ct.
Minden, NV 89423

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 _____

Wendy Dunbar

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,

Charles H. James, a married man as his sole and separate property

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


Roger's Roost 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:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 03/26/2019


Charles H. James


STATE OF CALIFORNIA

COUNTY OF RIVERSID

This instrument was acknowledged before me on

MARCH 27, 2019

By Charles H. James.



Notary Public

} ss

2019
K. RODRIQUEZ
COMM. # 2251397
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires July 29, 2022
2019

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B.&M and more particularly described as follows:

A lot line adjustment between Lots 5, 6, 7 and a portion of Lot 8, in Block D, of the Meneley Addition to the Town of Gardnerville, County of Douglas, State of Nevada as shown on the Official Map filed for record in the office of the County Recorder of Douglas County, Nevada and more particularly described as follows:

Aforesaid Lot 5 and all that portion of aforesaid Lot 6 more particularly described as follows:

Commencing at the most Southerly corner of said Lot 6 which point is the TRUE POINT OF BEGINNING: thence along the Southwesterly line of said Lot 6; North 44°54'00" West a distance of 40.00 feet; thence leaving said line North 45°06'00" East a distance of 120.00 feet to the Northeasterly line of said Lot 6; thence along said line South 44°54'00" East a distance of 40.00 feet to the most Easterly corner of said Lot 6; thence along the line common to said Lots 5 and 6 South 45°06'00" West a distance of 120.00 feet to the TRUE PONT OF BEGINNING.

Reference is hereby made to that certain. Record of Survey of a Lot Line Adjustment recorded in the office of the Douglas County Recorder, State of Nevada on April 26, 1991 in Book 491, Page 4071, Document No. 249418, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 30, 2013, as Document No. 829768 of Official Records.

Assessor's Parcel Number(s):
1320-32-613-009

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-32-613-009

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: \$575,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$575,000.00
 Real Property Transfer Tax Due: \$2,242.50

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 CH James Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Charles H. James
 Address: 1590 Evergreen Dr.
 City: CC
 State: NV Zip: 89703

Print Name: Roger's Roost LLC, a Nevada limited liability company
 Address: 1691 Devon Ct.
 City: Minden
 State: NV Zip: 89423

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. #: 102088-WLD

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