

DOUGLAS COUNTY, NV

2019-928581

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

05/02/2019 11:53 AM

ETRCO

KAREN ELLISON, RECORDER

E03

APN# : 1321-32-001-011

RPTT: #3

Recording Requested By:

Western Title Company

Escrow No.: 102049-TEA

When Recorded Mail To:

Northern Nevada Holding LLC
23901 Calabasas Road Ste 1050
Calabasas, CA 91302

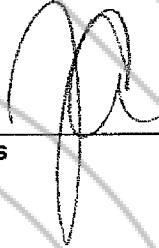
Mail Tax Statements to: (deeds only)

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



Traci Adams

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,

David Friedman, a married man

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

Northern Nevada Holding 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:

The Southeast 1/4 of the Northeast 1/4 of Section 32, Township 13 North, Range 21 East, M.D.B.&M.

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

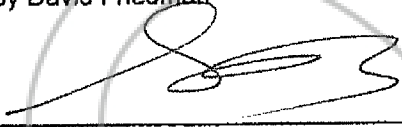
Dated: 01/23/2019


David Friedman

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 Calif. }
COUNTY OF Los Angeles } ss

This instrument was acknowledged before me on
April 30, 2019

By David Friedman

Notary Public

 SUSAN COOK
Notary Public - California
Los Angeles County
Commission # 2131007
My Comm. Expires Nov 17, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1321-32-001-011

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: \$0.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section #3
b. Explain Reason for Exemption: clear cloud on title (After the property was put into the LLC, David Friedman did a loan in his own name which put his interest back into the property)

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 Escrow Officer
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: David Friedman
Address: 23901 Calabasas Road Ste 1050
City: Calabasas
State: CA Zip: 91302

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Northern Nevada Holding LLC, a Nevada limited liability company
Address: 23901 Calabasas Road, Set 1050
City: Calabasas
State: CA Zip: 91302

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. #: 102049-TEA

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