

DOUGLAS COUNTY, NV  
RPTT:\$3627.00 Rec:\$35.00  
\$3,662.00 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

**2019-929108**

**05/16/2019 12:33 PM**

APN# : 1220-11-001-010  
RPTT: \$3,627.00

Recording Requested By:  
Western Title Company  
Escrow No.: 103779-TEA

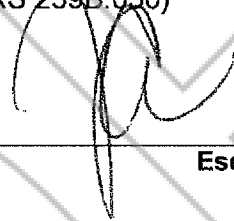
When Recorded Mail To:  
Gregory Lee Havemann  
1119 Sawmill Road  
Gardnerville, NV 89410

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,

AAA Investment, NV LLC, a Nevada limited liability company

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

Gregory Lee Havemann, an unmarried man

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:

A portion of the Southeast 1/4 of the Northeast 1/4, Section 11, Township 12 North, Range 20 East, M.D.B.&M., as shown on the official Map, described as follows:

COMMENCING at the 1/4 corner common the Section 11 and 12, Township 12 North, Range 20 East, M.D.B.&M., as said 1/4 corner as shown on the map of Pinenut Subdivision Unit No. 1, filed for record in the office of the Douglas County recorder, June 11, 1963, as File No. 27783; thence North 0°08'00" East 370.00 feet; thence North 89°51'30" West 1323.73 feet; thence North 0°29'04" East 25.00 feet to the true point of beginning; thence continuing North 0°29'04" East 269.80 feet; thence South 89°46'45" East 330.00 thence South 0°29'04" West 269.34 feet; thence North 89°51'30" West 330.00 feet to the point of beginning.

EXCEPTING THEREFROM the Northerly 137.8 feet

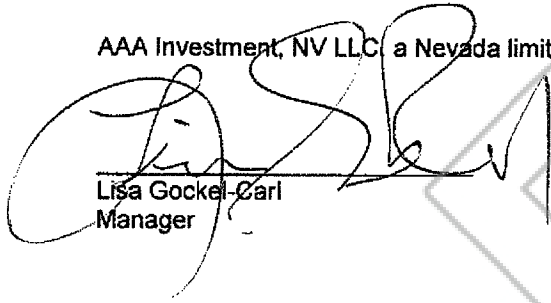
Reference is made to Parcel Map for Frank Edelstein, et ux, recorded September 13, 1978, in Book 978, Page 947, Document No. 25217 of Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 23, 2011, as Document No. 793123 of 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: 04/17/2019

AAA Investment, NV LLC, a Nevada limited liability company

  
\_\_\_\_\_  
Lisa Gockel-Carl  
Manager

STATE OF California } ss  
COUNTY OF Los Angeles

This instrument was acknowledged before me on  
5/6/19

By Lisa Gockel-Carl.  
  
\_\_\_\_\_  
Notary Public



CA Loose Acknowledgment Attached

# ACKNOWLEDGMENT

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.

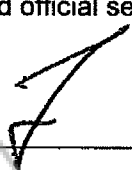
State of California  
County of Los Angeles )

On May 6, 2019 before me, Stephen Grabowski  
(insert name and title of the officer)

personally appeared Mary Lisa Gockel-Carl  
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  (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-11-001-010

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$930,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$930,000.00  
 Real Property Transfer Tax Due: \$3,627.00

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 grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: AAA Investments, NV LLC, a Nevada limited liability company  
 Address: 3919 Freshwind Circle  
 City: WestLake Village  
 State: CA Zip: 91361

Print Name: Gregory Lee Havemann  
 Address: 1119 Sawmill Road  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 103779-TEA

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