

DOUGLAS COUNTY, NV
RPTT:\$1127.10 Rec:\$35.00
\$1,162.10 Pgs=3
TICOR TITLE - RENO (COMMERCIAL)
KAREN ELLISON, RECORDER

2019-930432

06/17/2019 09:07 AM

WHEN RECORDED MAIL TO:
Acterra, LLC, a California limited liability company
191 Summit Ridge Way
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1902265-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-08-411-011 SPACE ABOVE FOR RECORDER'S USE ONLY
R.P.T.T. \$1,127.10

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jerome P. Patridge and Lisa C. Patridge as Trustees of the Simone Phun Trust, dated January 19, 2011

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Acterra, LLC, a California limited liability company

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

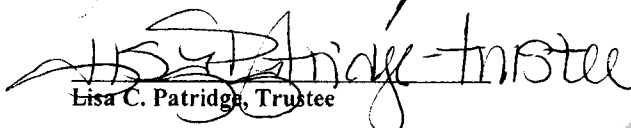
THIS SPACE INTENTIONALLY LEFT BLANK
Signature and notary acknowledgement on page two.

Escrow No. 1902265-CD
APN No.: 1320-08-411-011

This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under Escrow No. 01902265.

The Simone Phun Trust, dated January 19, 2011


Jerome P. Patridge, Trustee


Lisa C. Patridge, Trustee

STATE OF AZ
COUNTY OF MARICOPA

} ss:

This instrument was acknowledged before me on Jan 7, 2019
by Jerome P. Patridge and Lisa C. Patridge.


NOTARY PUBLIC



FAITH E JOHNSON
Notary Public - Arizona
Maricopa County
Expires April 15, 2020

Escrow No. 1902265-CD

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

A parcel of land located within a portion of Section 8, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, Douglas County, Nevada, described as follows:

Parcel J, as shown on the Record of Survey for Rajan LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 2003, in Book 603, Page 201, as Document No. 578569, Official Records, more particularly described as follows:

COMMENCING at the Northwest corner of A.P.N. 1320-08-411-001, as shown on said Record of Survey, Document No. 578569;

Thence South $64^{\circ}16'18''$ East, 221.62 feet to THE POINT OF BEGINNING;

Thence North $89^{\circ}46'14''$ East, 26.00 feet;
Thence South $45^{\circ}13'46''$ East, 14.14 feet;
Thence South $00^{\circ}13'46''$ East, 63.00 feet;
Thence South $44^{\circ}46'14''$ West, 16.97 feet;
Thence South $89^{\circ}46'14''$ West, 24.00 feet;
Thence North $00^{\circ}13'46''$ West, 85.00 feet to THE POINT OF BEGINNING.

PARCEL 2:

Easements for ingress, egress and access as set forth in the Covenants, Conditions and Restrictions recorded August 27, 1999, in Book 899, Page 5235, as Document No. 475437, Official Records.

APN: 1320-08-411-011

Document No. 780644 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-08-411-011
- b) _____
- c) _____
- d) _____

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
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$289,000.00
 \$ _____
 Transfer Tax Value \$289,000.00
 Real Property Transfer Tax Due: \$1,127.10

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 SIGNATURE PAGE ATTACHED HERETO Capacity GRANTOR

Signature SIGNATURE PAGE ATTACHED HERETO Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Jerome P. Patridge and Lisa C. Patridge as Trustees of the Simone Phun Trust, dated January 19, 2011

Print Name: Acterra, LLC, a California limited liability company

Address: 6759 S. Balboa Dr. Gilbert, AZ 85298

Address: 191 Summit Ridge Way Gardnerville, NV 89460

City, State, Zip

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1902265-CD
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511

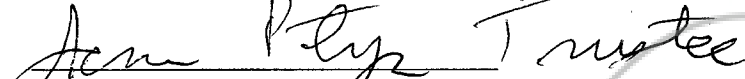
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

01902265-CD
1320-08-411-011

SIGNATURE PAGE AFFIXED TO THAT CERTAIN DECLARATION OF VALUE
UNDER ESCROW NO. 01902265

Grantor:

The Simone Phun Trust, dated January 19, 2011



Jerome P. Patridge, Trustee



Lisa C. Patridge, Trustee

Grantee:

Acterra, LLC, a Nevada limited
liability company **SIGNED IN COUNTERPART**

By: _____
Steven J. Benjamin,
Managing Member

01902265-CD
1320-08-411-011

SIGNATURE PAGE AFFIXED TO THAT CERTAIN DECLARATION OF VALUE
UNDER ESCROW NO. 01902265

Grantor:

SELLER:

The Simone Phun Trust dated January 19, 2011

SIGNED IN COUNTERPART

Jerome P. Patridge, Trustee

Date

SIGNED IN COUNTERPART

Lisa C. Patridge, Trustee

Grantee:

Acterra, LLC, a California limited liability company

By 

**Steven J. Benjamin,
Managing Member**