

APN# : 1219-11-001-012
RPTT: \$3,159.00

Recording Requested By:
Western Title Company
Escrow No.: 105219-TEA

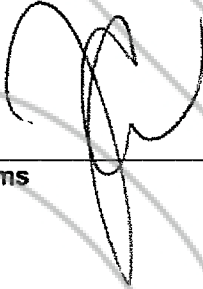
When Recorded Mail To:
Rick R. Clemens
Veronica L. Clemens
2230 Mouton Drive
Carson City, NV 89706

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,

Rainbow Nicole Estates Limited liability limited partnership

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

Rick Clemens and Veronica Clemens, Trustees of The RVC Holding Trust dated June 27, 2019

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:

Parcel 1:

Parcel 3C as set forth on that certain Parcel Map LDA #03-032 for MOTTSVILLE MEADOWS filed for record on July 20, 2004, Book 0704 of Official Records, Page 8112, as Document No. 619273.

Parcel 2:

60-foot wide access, Public Utility and Ditch Maintenance Easement.

A sixty foot wide easement for access, public utility, and ditch maintenance purposes located within portions of Sections 2 and 11, Township 12 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at a found 1939 U.S.G.L.O. brass cap, the 1/4 corner common to said Sections 2 and 11, THE POINT OF BEGINNING; thence 60 feet Westerly of and parallel with the following description: North 19°16'28" West, 713.61 feet; North 19°00'55" West, 2,075.70 feet to a point on the Southerly right-of-way of Mottsville Lane, THE POINT OF TERMININUS.

Said easement shall be lengthened or shortened to match Grantor's property lines.

The basis of bearing of this description is North 89°53'00" East, the South line of Section 12, Township 12 North, Range 19 East, M.D.M., as shown on the Final Map for Sheridan Meadows recorded May 21, 1973 as Document No. 66349.


NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 26, 2018, as Document No. 2018-923951 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.

“Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.”

Dated: 06/11/2019

Rainbow Nicole Estates Limited liability limited partnership



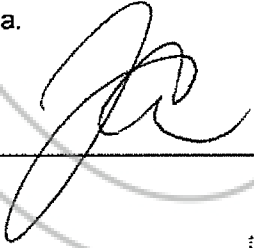
John Caruana
General Partner

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on
June 21, 2019

By John Caruana.



Notary Public

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 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-1891-5 - Expires Jan. 05, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1219-11-001-012

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
NOTES: _____

3. Total Value/Sales Price of Property: \$810,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$810,000.00
 Real Property Transfer Tax Due: \$3,159.00

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 RCP, Co Capacity BUYER
 Signature _____ Capacity _____

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

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

Print Name: Rainbow Nicole Estates Limited liability limited partnership

Print Name: Rick Clemens and Veronica Clemens, Trustees of The RVC Holding Trust dated June 27, 2019

Address: 851 Mottsville Lane
 City: Gardnerville
 State: NV Zip: 89410

Address: 2230 Mouton Drive
 City: Carson City
 State: NV Zip: 89706

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 105219-TEA

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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