

DOUGLAS COUNTY, NV **2019-931947**  
RPTT:\$1339.65 Rec:\$35.00  
\$1,374.65 Pgs=3 07/16/2019 10:21 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : a portion of 1220-17-610-001  
RPTT: \$1,339.65

Recording Requested By:  
Western Title Company  
Escrow No.: 105842-TEA  
When Recorded Mail To:

Suzanne Towse Revocable Trust  
1222 Bobwire Lane  
Gardnerville, NV 89460

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,

Carson Valley Homesites LLC, a Nevada Limited Liability Company

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

Suzanne Towse, as Trustee of the Suzanne Towse Revocable Trust dated May 12, 2016

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:

**Lot 197 of Pleasantview Phase 10, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 21, 2019 as Document No. 2019-930738, Official Records.**


**Assessor's Parcel Number(s):**

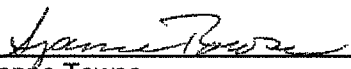
**1220-17-618-002**

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

Dated: 06/26/2019

Carson Valley Homesites LLC,  
a Nevada Limited Liability Company

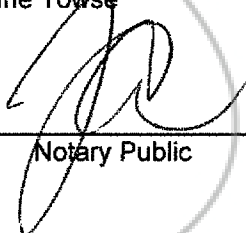
  
\_\_\_\_\_  
Greg Lynn  
Managing Member

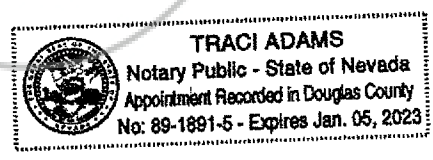
  
\_\_\_\_\_  
Suzanne Towse  
Managing Member

STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on  
July 15, 2019

By Greg Lynn and Suzanne Towse

  
\_\_\_\_\_  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) **1220-17-618-002**

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: \$343,500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$343,500.00  
 Real Property Transfer Tax Due: \$1,339.65

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 [Handwritten Signature] Capacity Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Carson Valley Homesites LLC, a Nevada Limited Liability Company  
 Address: 1222 Bobwire Lane  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Suzanne Towse, as Trustee of the Suzanne Towse Revocable Trust dated May 12, 2016  
 Address: 1222 Bobwire Lane  
 City: Gardnerville  
 State: NV Zip: 89460

**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. #: 105842-TEA

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