

DOUGLAS COUNTY, NV **2019-932259**
RPTT:\$2248.35 Rec:\$35.00
\$2,283.35 Pgs=3 07/18/2019 02:28 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1220-08-812-041
RPTT: \$2,248.35

Recording Requested By:
Western Title Company
Escrow No.: 095685-AMG
When Recorded Mail To:
William J. Chastain and Lynda
L. Chastain
1007 Keystone Ct
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



Amy Gutierrez

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,

Lanturn Investments LLC, a nevada limited liability company

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

William J. Chastain and Lynda L. Chastain, husband and wife as joint tenants with right of survivorship

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:

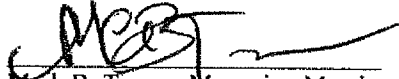
Lot 53 in Block B, as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

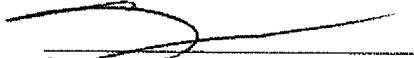
EXCEPTING THEREFROM those certain water rights as reserved in a Deed, recorded October 21, 2008, as Document No. 731678, Official Records.

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

Dated: 12/04/2018

Lanturn Investments LLC, a Nevada limited liability company

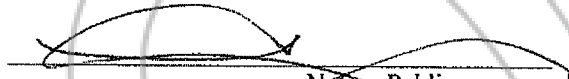

Mark B. Turner, Managing Member


Sam Landis, Managing Member

STATE OF Nevada
COUNTY OF Carson City } ss

This instrument was acknowledged before me on
7-18-19

By Mark B. Turner and Sam Landis as Managing
Members of Lanturn Investments LLC


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-08-812-041

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: \$576,430.13
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$576,430.13
Real Property Transfer Tax Due: \$2,248.35

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] Capacity agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Lanturn Investments LLC
Address: 3075 College Drive
City: Carson City
State: NV Zip: 89703

Print Name: J. L. William Chastain and Lynda Chastain
Address: 1007 Keystone Ct.
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: Carson Office
2310 S. Carson St, Suite 5A
City/State/Zip: Carson City, NV 89701

Esc. #: 095685-AMG

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