

APN: 1320-32-702-021

Affix R.P.T.T. \$ 3,705.00

**RECORDING REQUESTED BY:**

**FIDELITY NATIONAL TITLE**

**WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:**

**TORRES CAPITAL, LLC, A NEVADA  
LIMITED LIABILITY COMPANY  
1480 MAIN STREET  
GARDNERVILLE, NV 89410**

**ESCROW NO: 42044161-420-MS6**

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Stuart S. Drange and Janice L. Drange, Trustees of the Drange Family Revocable Trust dated July 9, 1997

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Torres Capital, LLC, a Nevada limited liability company

all that real property situated in the County of <sup>Douglas</sup>, State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

- Subject to:
1. Taxes for the current fiscal year, paid current.
  2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 22 day of July, 19

Stuart S. Drange and Janice L. Drange,  
Trustees of the Drange Family Revocable Trust  
dated July 9, 1997

[Signature]  
Stuart S. Drange, Trustee → Stuart S. Drange, Trustee

[Signature]  
Janice L. ~~Drange~~ Trustee → Janice L. Drange, Trustee  
DRANGE

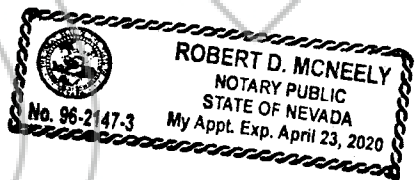
STATE OF NEVADA } ss:  
COUNTY OF DOUGLAS

On this 7/22/2019  
appeared before me, a Notary Public,  
Stuart S. Drange, Trustee  
Janice L. Drange, Trustee

personally known or proven to me to  
be the person(s) whose name(s) is/are  
subscribed to the above instrument,  
who acknowledged that he/she/they  
executed the instrument for the  
purposes therein contained.

[Signature]  
Notary Public

My commission expires: 4/23/2020



Robert D. McNeely  
4.23.20  
#96-2147-3

**NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 42044161-420MS6**

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED GARDNERVILLE, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS 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 Section 32, Township 13 North, Range 20 East, M.D.B.&M., situate in the Town of Gardnerville, described as follows:

Commencing at the 1/4 Section corner common to Section 32 and 33;  
Thence South 29°03' West 942.71 feet to the Mill Street Monument of the Town of Gardnerville located at the intersection of the West line of Mill Street and the centerline of Main Street (U.S. Highway 395);  
Thence South 40°18'44" East 379.52 feet to the TRUE POINT OF BEGINNING, the most Easterly corner of the herein described parcel and being South 45°09'50" West 30.37 feet from the centerline of said Main Street;

Thence South 45°09'50" West along the Northwesterly line of the parcel of land distributed to Myrtle Rich, by decree out of the Estate of Martin Sorensen, deceased, recorded October 7, 1965, in Book 35, Page 21, as Document No. 29688, Official Records of Douglas County, a distance of 200.00 feet to a point on the Northeasterly boundary of an alley;

Thence North 44°50'10" West along said alley line, a distance of 64.00 feet more or less to the most Southerly corner of the lands conveyed to Henry Manke, et ux, by Deed recorded October 9, 1969, in Book 70, Page 423, as Document No. 45964, Official Records of Douglas County;

Thence along the Southeasterly line of said Manke Property North 45°09'50" East 200.00 feet to the Northeast corner of said Manke parcel;

Thence along the Southeasterly line of Main Street, South 44°50'10" East 64.00 feet more or less to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom any portion thereof lying within the boundaries of Main Street (U.S. Highway 395).

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Document No. 740010 is provided pursuant to the requirements of Section 6.NRS 111.312.

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1320-32-702-021
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/>            | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input checked="" type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

**FOR RECORDERS OPTIONAL USE ONLY**

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$ <u>950,000.00</u>
Transfer Tax Value:	\$ <u>950,000.00</u>
Real Property Transfer Tax Due:	\$ <u>3,705.00</u>

**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 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 <u>[Signature]</u>	Capacity <u>Grantor</u>
Signature <u>[Signature]</u>	Capacity <u>Grantee</u>

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Drange Family Revocable Trust  
 Address: 1480 Main St  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Torres Capital, LLC  
 Address: 1480 Main St  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Fidelity Title Group - NLS Escrow # 42044161-MS  
 Address: 8363 W. Sunset # 100  
 City: Las Vegas State: NV Zip: 89113