

DOUGLAS COUNTY, NV **2019-933245**  
RPTT:\$1248.00 Rec:\$35.00  
\$1,283.00 Pgs=4 **08/09/2019 08:48 AM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**

Jeffrey Hernandez  
Anne-Marie Fuller  
28213 Ridge view Dr

Santa Clarita, CA 91387

**MAIL TAX STATEMENTS TO:**

Jeffrey Hernandez  
28213 Ridge view Dr

Santa Clarita, CA 91387

Escrow No. 1900233-RLT

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.: 1419-34-310-012  
R.P.T.T. \$1,248.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Dood, LLC, A Nevada Limited Liability Company

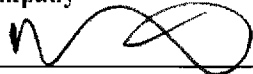
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jeffrey Hernandez and Anne-Marie Fuller, Husband and Wife, as Joint Tenants with Right of Survivorship

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.

Dood, LLC, A Nevada Limited Liability Company



By: Michael C. Gilbert, Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on ,  
by Michael C. Gilbert

} ss:  
8/6/19

NOTARY PUBLIC



Escrow No. 1900233-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Adjusted Lot 17 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Peter L. III & Diane K. Lusich Timberland Holdings, LLC and Eagle Ridge at Genoa, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 18, 2007, in Book 0507, Page 6674, as File No. 701479, Official Records, being more particularly described as follows:

A parcel of land located within a portion of the Southwest one-quarter (SW1/4) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Lot 15 as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 650856;

thence North  $01^{\circ}37'58''$  West, 251.80 feet;

thence along a line 80 feet offset from and parallel with the common boundary of Parcel A-2 and Parcel A-3 as shown on the Map of Division Into Large Parcels for Eagle Ridge at Genoa, LLC recorded December 13, 2004 in said office of Recorder, as Document No. 631680, the following courses:

North  $65^{\circ}18'47''$  East, 151.79 feet;

North  $38^{\circ}42'54''$  East, 546.59 feet to the POINT OF BEGINNING;

thence continuing along said 80-foot offset line, the following courses:

North  $38^{\circ}42'54''$  East, 51.73 feet;

North  $53^{\circ}25'50''$  East, 87.54 feet;

North  $46^{\circ}07'31''$  East, 109.99 feet;

North  $34^{\circ}11'49''$  East, 286.18 feet;

thence South  $46^{\circ}51'04''$  East, 128.80 feet to the northerly corner of Public Facilities Lot 'A' as shown on said Final Subdivision Map for Eagle Ridge at Genoa;

thence along the westerly boundary of said Public Facilities Lot 'A', South  $46^{\circ}54'04''$  West, 150.00 feet to the northeast corner of said Lot 17;

thence along the boundary of said Lot 17, the following courses:

South 43°05'56" East, 125.07 feet;  
North 70°45'14" East, 79.90 feet;  
South 28°15'49" East, 83.82 feet;  
South 10°47'24" East, 132.91 feet;  
South 42°47'15" East, 100.53 feet;  
South 07°36'53" East, 174.70 feet;  
South 21°42'04" East, 71.82 feet to a point on the westerly right-of-way of Eagle Ridge Road;

thence along the boundary of said Lot 17 and said westerly right-of-way, the following courses:

Along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 470.00 feet, central angle of 07°29'20", arc length of 61.43 feet, and chord bearing and distance of South 65°31'07" East, 61.39 feet;

South 24°28'53" West, 114.12 feet;

thence North 48°39'16" West, 801.44 feet to the POINT OF BEGINNING.

APN: 1419-34-310-012

Note: Document No. 701476 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. 1419-34-310-012  
 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. a. Total Value/Sales Price of Property: \$ 320,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 320,000.00  
 d. Real Property Transfer Tax Due: \$ 1,248.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Dood, LLC, A Nevada Limited Liability Company  
 Address: 1398 Madcap Lane  
 City: Gardnerville,  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Jeffrey Hernandez and Anne-Marie Fuller  
 Address: 28213 Ridge View Dr  
 City: Santa Clara  
 State: CA Zip: 91387

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01900233-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED