

DOUGLAS COUNTY, NV **2019-935547**
RPTT:\$643.50 Rec:\$35.00
\$678.50 Pgs=3 **09/23/2019 11:30 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-02-002-060

Escrow No. 00247602 - 001 - GG
RPTT 643.50
When Recorded Return to:
Benjamin A. Baxter
1352 Cedar Creek Circle
Gardnerville, NV 89460
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,

Nevada Sagebrush, LLC, a Nevada limited liability company
do(es) hereby Grant, Bargain, Sell and Convey to

Benjamin A. Baxter and Mitzi J. Baxter, husband and wife as joint tenants with right of survivorship

all that real property situate in the City of Minden, County of Douglas, State of Nevada, described as follows:

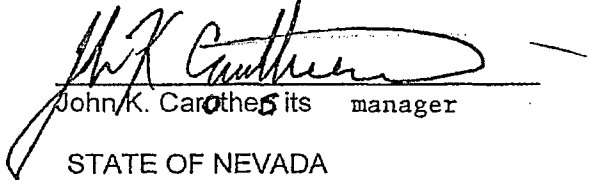
See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 4th day of September, 2019

SPACE BELOW FOR RECORDER

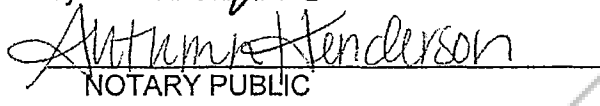
Nevada Sagebrush, LLC, a Nevada
Limited Liability Company



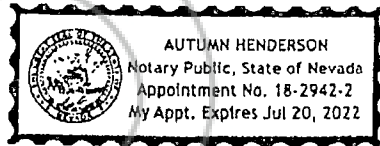
John K. Carother is its manager

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on September 4, 2019,
by John K. Carother 5



NOTARY PUBLIC



SPACE BELOW FOR RECORDER

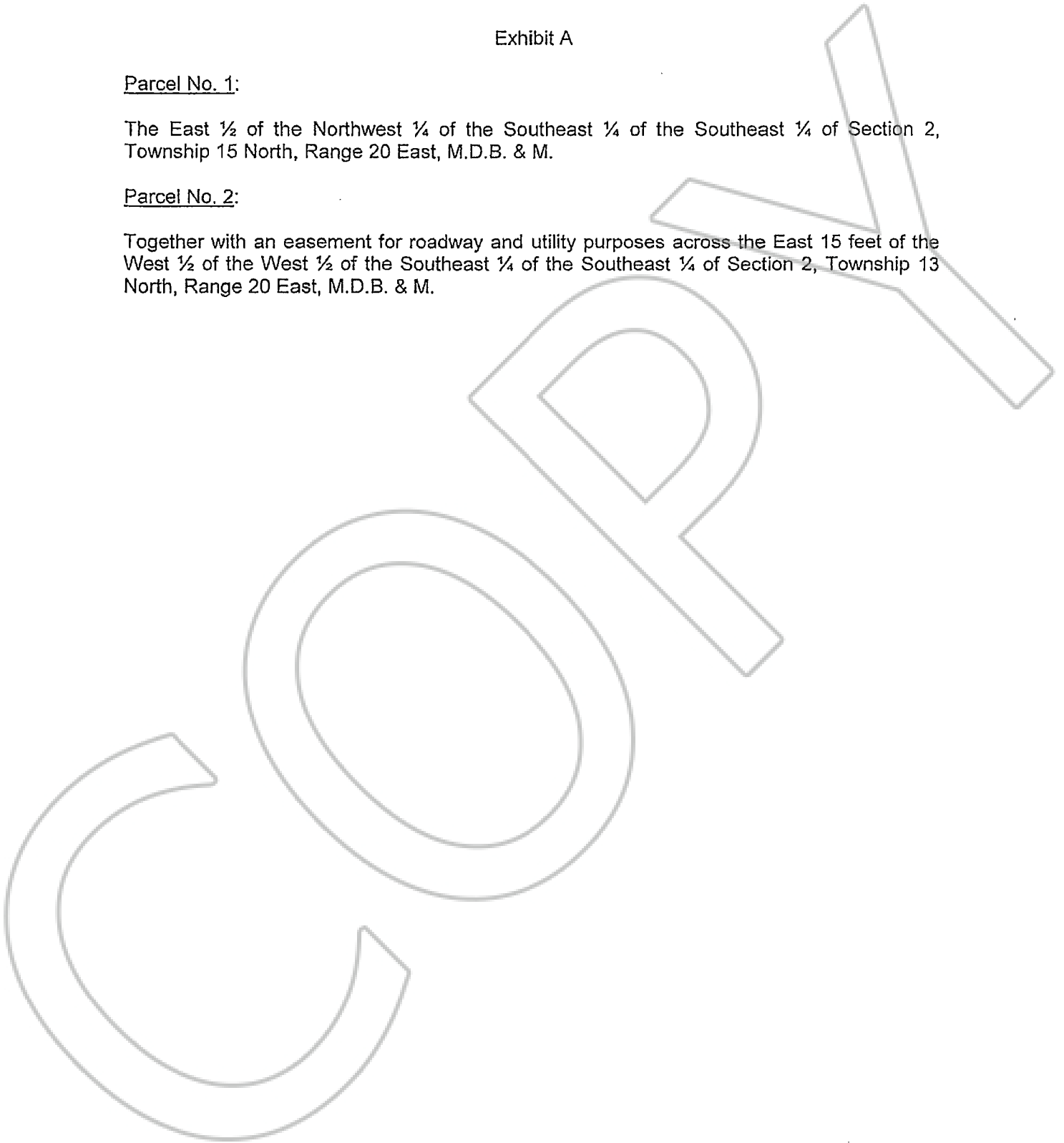
Exhibit A

Parcel No. 1:

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 15 North, Range 20 East, M.D.B. & M.

Parcel No. 2:

Together with an easement for roadway and utility purposes across the East 15 feet of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 13 North, Range 20 East, M.D.B. & M.



1. APN: 1320-02-002-060

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 No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$165,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$
 Transfer Tax Value: \$165,000.00
 Real Property Transfer Tax Due: \$ 643.50

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 <i>[Signature]</i>	Capacity <i>[Signature]</i>
Signature <i>[Signature]</i>	Capacity <i>[Signature]</i>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Nevada Sagebrush, LLC, a Nevada limited liability company	Print Name: Benjamin Baxter and Nutzi J. Baxter
Address: 3825 Brighton Way	Address: 1352 Cedar Creek Circle
City/State/Zip: Reno, NV 89509	City/State/Zip: Gardnerville, NV 89460

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00247602-001 GG
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)