

DOUGLAS COUNTY, NV **2019-936138**
RPTT:\$11893.05 Rec:\$35.00
\$11,928.05 Pgs=4 10/03/2019 12:21 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1420-06-602-026

Recording Requested By:
Western Title Company, LLC

Escrow No.: 106834-RTO

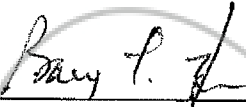
When Recorded Mail To:
Twisted Tree Properties, LLC
980 Caughlin Crossing, Suite
102
Reno, Nevada
89519

Mail Tax Statements to: (deeds only)
Twisted Tree Properties, LLC
980 Caughlin Crossing, Suite
102
Reno, Nevada
89519

(space above for Recorder's use only)

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



Barry L. Heppner

Agent

Grant Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL DOCUMENT AND TAX
STATEMENTS TO:

Twisted Tree Properties, LLC
980 Caughlin Crossing, Suite 102
Reno, NV 89519

Space Above For Recorder's Use

GRANT DEED

APN No.: 1420-06-602-026

The undersigned grantor declares:

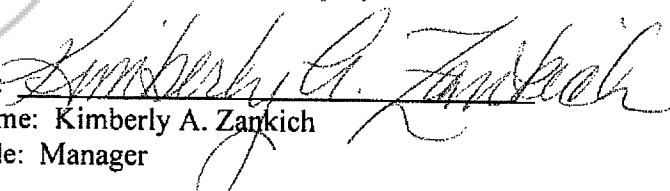
Documentary Transfer Tax is \$ 11,893.05

- (x) computed on full value of property conveyed; or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area; (X) City of Carson City

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Hillview Carson City, LLC, a Nevada limited liability company, formerly Hillview Carson City, LLC, a Delaware limited liability company ("Grantor"), hereby GRANTS to Twisted Tree Properties, LLC, a Nevada limited liability company the real property located in the County of Douglas, State of Nevada described on Exhibit A attached hereto, together with, all and singular, the rights, privileges, tenements, hereditaments, easements, rights-of-way, entitlements, and appurtenances belonging or in anywise appertaining to the same.

This conveyance is made subject to non-delinquent taxes and assessments for the current fiscal year, all matters of record and off-record affecting title to the real property conveyed hereby, including, without limitation, covenants, conditions, restrictions, easements, reservations, rights and rights-of-way, leases and all matters which could be ascertained by an inspection or survey of the land or improvements.

Hillview Carson City, LLC,
a Nevada limited liability company

By: 
Name: Kimberly A. Zankich
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF El Dorado)

On 9/27, 2019, before me, R.M. Kenton, a Notary Public, personally appeared Kimberly A. Zundlich, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



EXHIBIT A TO GRANT DEED

LEGAL DESCRIPTION

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

PARCEL 1:

A parcel of land situate within the South half of the Northeast quarter of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point from which the center section of said Section 6 bears South 35° 56' 47" West a distance of 1433.63 feet;

Thence North 00° 43' 50" West a distance of 45.00 feet;

Thence South 89° 16' 10" West a distance of 20.35 feet;

Thence North 00° 43' 50" West a distance of 40.29 feet;

Thence North 89° 16' 10" East a distance of 129.74 feet;

Thence South 00° 43' 50" East a distance of 85.29 feet;

Thence South 89° 16' 10" West a distance of 109.37 feet to the Point of Beginning.

The above described land is also designated as Parcel 1 on the Record of Survey for AIG Baker, Carson Valley, LLC, filed September 17, 2003, File no. 590198.

The above metes and bounds description appeared previously in that certain document recorded September 17, 2003 in Book 903, Page 8768 as Document No. 590199 of Official Records.

PARCEL 2:

Easement for access as recorded in Owners Agreement recorded April 3, 2003 in Book 403, Page 1467 as Document No. 572305.

Also those easements for access as set forth in an Agreement of Covenants, Conditions and Restrictions and Grant of Easements dated September 17, 2003, recorded September 26, 2003, in Book 0903, Page 15219, as Document No. 591480.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 28, 2004, in Book 0504, Page 15713 as Document No. 614705 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-06-602-026

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: \$3,049,200.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$3,049,200.00
 Real Property Transfer Tax Due: 11,893.05

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 *Bay L. Z* Capacity *Agent*
 Signature _____ Capacity _____

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

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

Print Name: Hillview Carson City LLC
 Address: c/o Nick 930 Tahoe Blvd., #802-393
 City: Incline Village
 State: NV Zip: 89451

Print Name: Twisted Tree Properties, LLC, a Nevada limited liability company
 Address: 980 Caughlin Crossing, Suite 102
 City: Reno
 State: NV Zip: 89519-0690

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 106834-RTO

Address: Kietzke Office
5390 Kietzke Ln Suite 101

City/State/Zip: Reno, NV 89511

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