

Assessor's Parcel No: 1318-23-610-037

Order No.: 109586-RTO

The Grantors declare:
Documentary Transfer Tax is \$682.50

When Recorded Mail To:
(Tax Statements Same)
C&B Development, LLC
PO Box 1336
Zephyr Cove, NV 89448

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Dwight Ellzey and Sharon Ellzey, as Trustees of The Ellzey Family Trust dated April 15, 2019 and Sharon Ellzey, individually, a married woman

Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

C&B Development, LLC, a Nevada limited liability company

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

See "Exhibit A" attached hereto and made a part hereof

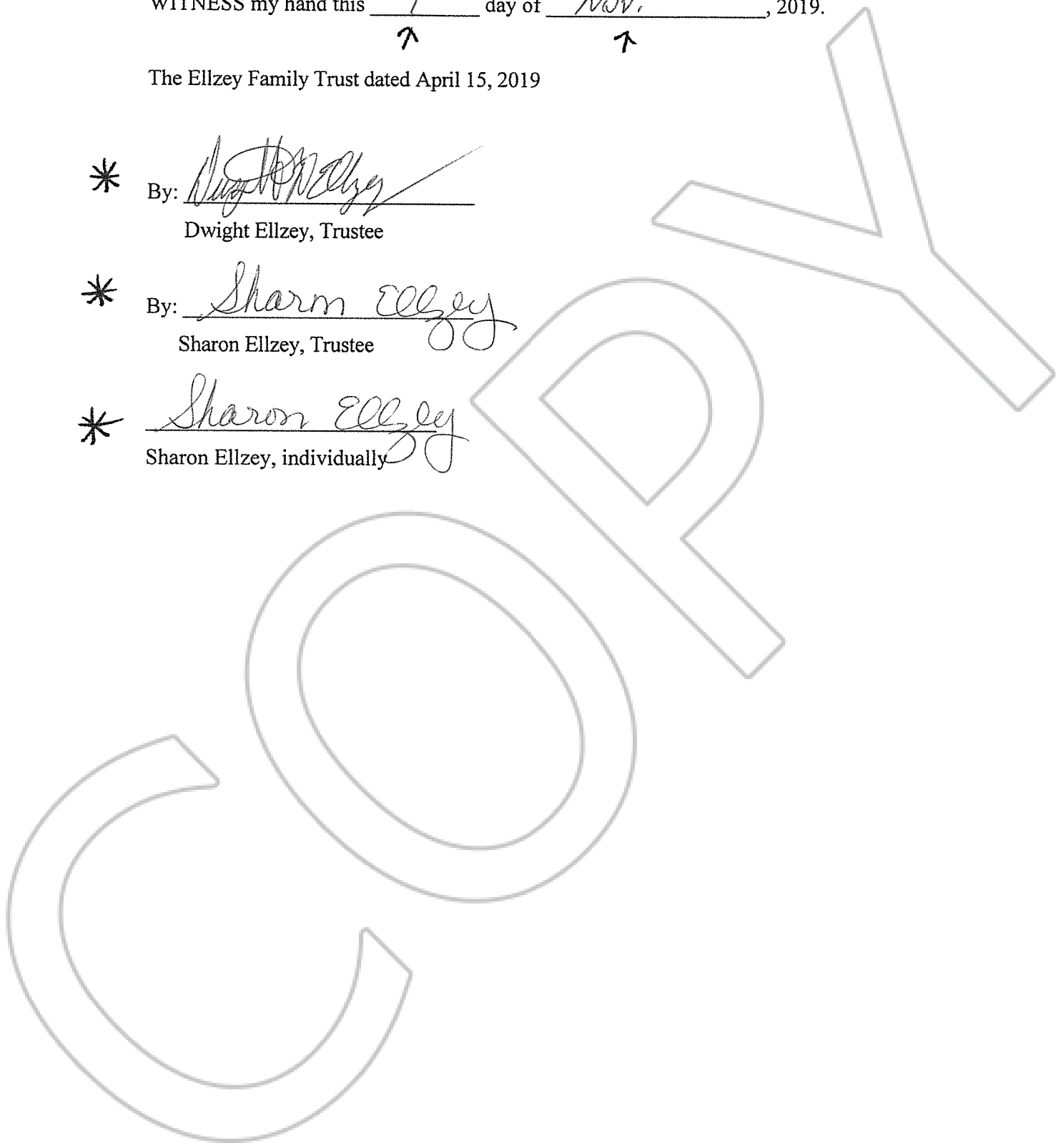
WITNESS my hand this 7 day of Nov., 2019.
↑ ↑

The Ellzey Family Trust dated April 15, 2019

* By: Dwight Ellzey
Dwight Ellzey, Trustee

* By: Sharon Ellzey
Sharon Ellzey, Trustee

* Sharon Ellzey
Sharon Ellzey, individually



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.

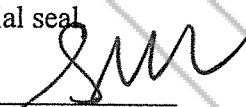
State of California

County of Orange

On 11/7/19, before me, S. Metz, a notary public, personally appeared Dwight Ellzey and Sharon Ellzey, 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.

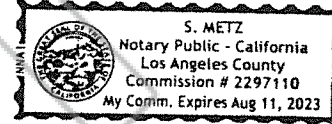
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature 
Name: S. Metz
(typed or printed)



(Seal)



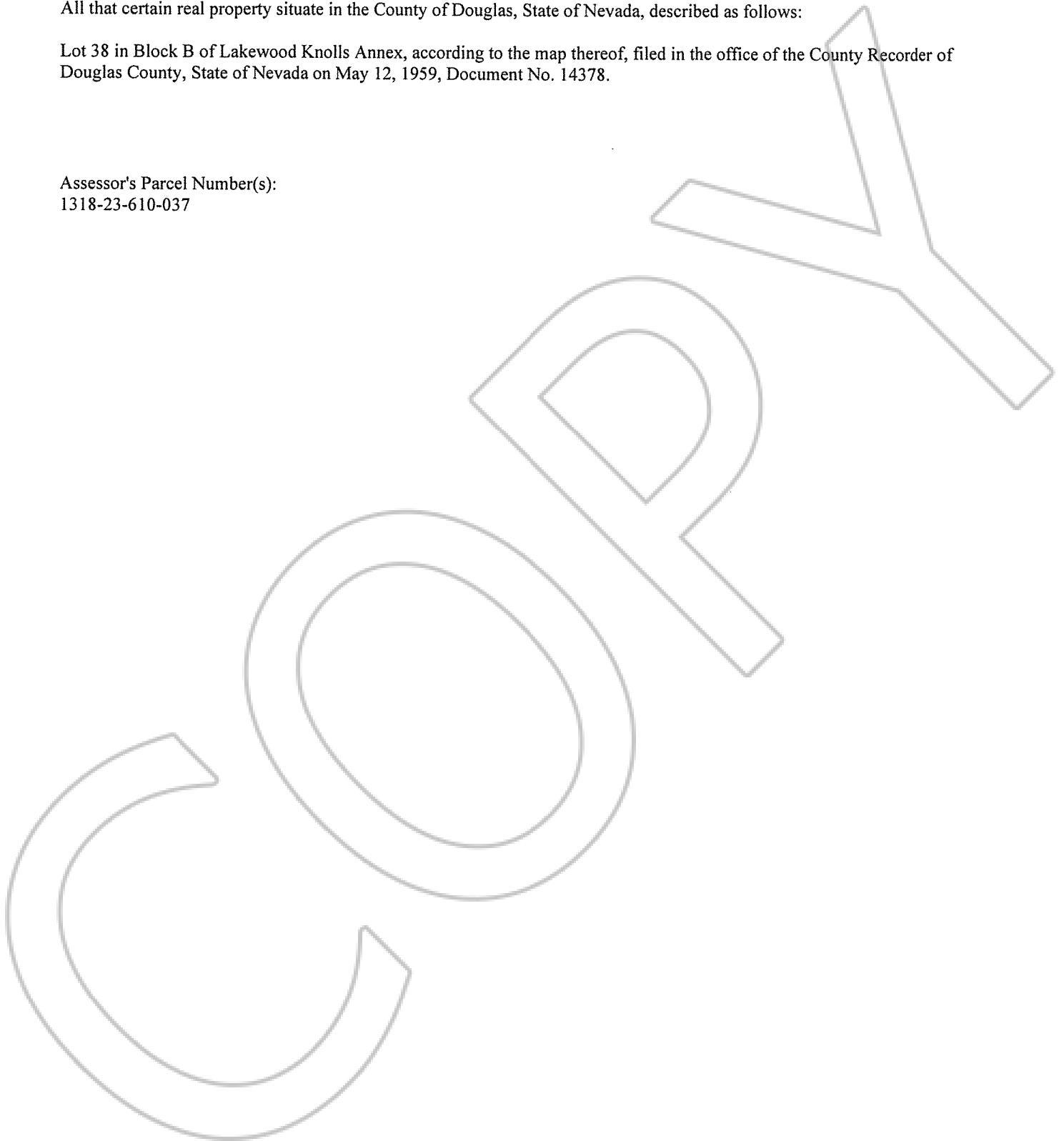
Order No. 109586-RTO

Legal Description

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

Lot 38 in Block B of Lakewood Knolls Annex, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 12, 1959, Document No. 14378.

Assessor's Parcel Number(s):
1318-23-610-037



**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1318-23-610-037

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:**

Deed in Lieu of Foreclosure Only (value of property)	\$175,000.00
Transfer Tax Value:	\$175,000.00
Real Property Transfer Tax Due:	\$682.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section:
- b. Explain Reason for Exemption:

5. **Partial Interest: Percentage being transferred: %**

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 exception, 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: Dwight Ellzey Capacity GRANTOR

* Signature: Sharm Eddy Capacity GRANTOR

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Dwight Ellzey, etal
Address: 4812 Brook Way Ave.
City: Yorba Linda
State: CA **Zip:** 92886

Print Name: C&B Development, LLC
Address: PO Box 1336
City: Zephyr Cove
State: NV **Zip:** 89448

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company **Esc. #:** 109586-RTO/2132013392
Address: 2482 Lake Tahoe Blvd.
City/State/Zip: South Lake Tahoe, California 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)