

DOUGLAS COUNTY, NV **2019-938280**
RPTT:\$2952.30 Rec:\$35.00
\$2,987.30 Pgs=3 11/15/2019 11:57 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1221-13-000-002
RPTT: \$2,952.30

Recording Requested By:
Western Title Company
Escrow No.: 109223-TEA

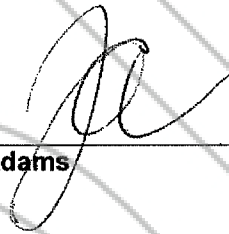
When Recorded Mail To:
Jason Reid and Colleen Reid
110 Acacia Drive
Orinda, CA 94663-1784

Mail Tax Statements to: (deeds only)
Same as Above

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



Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

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

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sierra Spirit Ranch, LLC, a Nevada limited liability company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Jason Reid and Colleen E.B. Reid, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

PARCEL 1:

A parcel of land located within the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 12 North, Range 21 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 13 as shown on the Parcel Map for Norman C & Jeanette Robinson, filed for record December 22, 1978 in the office of Recorder, Douglas County, Nevada as Document No. 28432, thence North 00°05'05" East, 342.12 feet, thence North 59°12'47" East, 752.94 feet, thence North 89°37'29" East, 684.00 feet, thence South 00°21'20" West, 740.50 feet; thence North 89°38'00" West, 1326.76 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 12, 2019, as Document No. 2019-927795 of Official Records.

PARCEL 2:

A non-exclusive easement for ingress and egress 30 feet in width over and across an existing unimproved roadway, situated in the Southeast ¼ of Section 14, Township 12 North, Range 21 East, M.D.B. & M., said roadway beginning at a point on Pinenut Road near the Southeast corner of said Southeast ¼ of Section 14; thence running Northeasterly to the Southwesterly corner of the above described Parcel No. 1.

“Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.”

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10/22/2019

Sierra Spirit Ranch, LLC, a Nevada limited liability company

Dora Shoemaker
Dorea Shoemaker, Manager

Rodney Shoemaker
Rodney Shoemaker, Manager

STATE OF Nevada

COUNTY OF Douglas

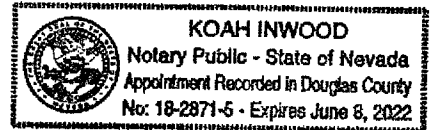
} ss

This instrument was acknowledged before me on

October 30, 2019

By Dorea Shoemaker and Rodney Shoemaker.

Kelley
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1221-13-000-002

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: \$757,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$757,000.00
 Real Property Transfer Tax Due: \$2,952.30

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 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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

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

Print Name: Sierra Spirit Ranch, LLC, a Nevada limited liability company
 Address: 3000 Pinenut Road
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Jason Reid and Colleen Reid
 Address: 3000 Pinenut Rd
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 109223-TEA

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