

DOUGLAS COUNTY, NV
RPTT:\$2242.50 Rec:\$35.00
\$2,277.50 Pgs=4 2019-939677
12/16/2019 02:18 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-33-402-065 & 1320-33-402-067

RPTT: \$2,242.50

Recording Requested By:

Western Title Company

Escrow No.: 109938-WLD

When Recorded Mail To:

The Heritage Preservation
Company, LLC, a Nevada limited
liability company

1244 Eddy Street

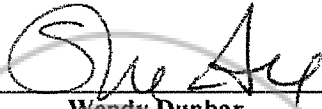
Gardnerville, NV 89410

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



Wendy Dunbar

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,

R & B Brothers, A Nevada Limited Liability Company

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

The Heritage Preservation Company, LLC, a Nevada limited liability company

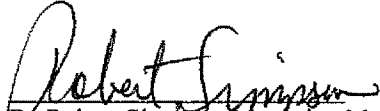
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

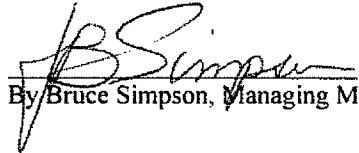
See attached Exhibit A

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

Dated: 12/12/2019

R & B Brothers, A Limited Liability Company


By Robert Simpson, Managing Member


By Bruce Simpson, Managing Member

STATE OF Nevada } ss
COUNTY OF Douglas

This instrument was acknowledged before me on

December 13, 2019

By Robert Simpson and Bruce Simpson.


Notary Public

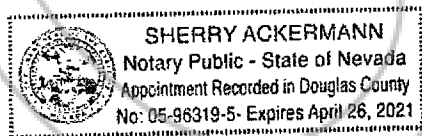


EXHIBIT "A"

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

PARCEL 1:

Commencing at the corner of Main and Eddy Streets in the town of Gardnerville on the Northerly side of Main Street, or the County Raod and running Northerly along the Easterly side of Eddy Street, a distance of two hundred eleven and one-half (211 1/2) feet to Mission Street, thence Easterly along the Southerly side of said Mission Street, one hundred (100) feet; thence Southerly two hundred eleven (211) feet to the Northerly side of Main Street; thence Westerly along said Main Street, one hundred (100) feet to the place of beginning

Together with all the water and water rights, ditch and ditch rights belonging to the above described piece of land.

Excepting therefrom the following described parcel:

Commencing at a point which is fifty (50) feet Easterly on the Northerly side of Main Street from the corner of Main and Eddy Streets, the line runs Easterly fifty (50) feet; thence at right angles in a Northerly direction one hundred seventeen (117) feet; thence at right angles Southerly one hundred seventeen (117) feet to the point of beginning.

PARCEL 2:

Commencing at a point on the Southerly side of Mission Street, 100 feet Easterly form the corner of Mission and Eddy Streets, the place of beginning, running thence Southerly 194 feet, more or less, to Main Street; thence Easterly along the Northerly side of Main Street 50 feet; thence Northerly 189 feet and two inches, more or less, to Mission Street; thence Westerly along the Southerly side of Mission Street, thence Westerly along the Southerly side of Mission Street 50 feet, more or less, to the place of beginning.

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 March 5, 2002, in Book 302, Page 1761 as Document No. 536280 of Official Records.

Assessor's Parcel Number(s):

1320-33-402-065

1320-33-402-067

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
 a) 1320-33-402-065
 b) 1320-33-402-067

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: \$575,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$575,000.00
 Real Property Transfer Tax Due: \$2,242.50

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 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 Robert Simpson Capacity Grantor
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: R & B Brothers, A Limited Liability Company
 Address: 1469 Hwy 395 N
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: The Heritage Preservation Company, LLC, a Nevada limited liability company
 Address: 1244 Eddy Street
 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. #: 109938-WLD