

APN# : 1318-22-002-039

RPTT: \$0.00 #7

Recording Requested By:

Western Title Company

Escrow No.: 098723-AMG

When Recorded Mail To:

The Jennell L Peck Revocable
Living Trust dated April 9, 2008
5675 Meacham St.

Washoe Valley, NV 89704

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



Amy Gutierrez Escrow Officer

This document is being recorded as an accommodation only.

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,

Jennell L. Peck, Trustee of The Jennell L. Peck Revocable Living Trust dated April 9, 2008

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

165 Faris Ct, LLC, a Nevada Domestic Limited Liability Company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Zephyr Cove, 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: 12/17/2019

The Jennell L Peck Revocable Living Trust dated April 9, 2008

Jennell L. Peck
Jennell L. Peck

STATE OF Nevada } ss
COUNTY OF Carson City }

This instrument was acknowledged before me on

12/23/19

By Jennell L. Peck

[Signature]
Notary Public

 **AMY GUTIERREZ**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 09-10312-3 Expires April 1, 2021

EXHIBIT "A"

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

Parcel 1:

Lot 53 in Block 2 as shown on the Official Map of OLIVER PARK SUBDIVISION, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 2, 1959, in Book 1 of Maps, as Document No. 14034.

EXCEPTING THEREFROM all that portion as contained in the Deed filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 22, 1986 in Book 486 at Page 1937 as Document No. 133743, being further described as follows:

All that portion of Lot 53, Oliver Park Subdivision, recorded February 2, 1959, Document No. 14034, more particularly described as follows:

Beginning at the Southeast corner of Lot 53; thence along the Southerly line of Lot 53, North 46°50'25" West 4.01 feet; thence North 44°26'19" East 8.28 feet to a point on the asterly line of Lot 53; thence along said Easterly line South 18°23'35" West 9.12 feet to the True Point of Beginning.

Parcel 2:

TOGETHER WITH all that portion as contained in the Deed filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 22, 1986 in Book 486 at Page 1929 as Document No. 133740, being further described as follows:

All that portion of Lot 26, Block 2, of Oliver Park Subdivision, recorded February 2, 1959, Document No. 14034, more particularly described as follows:

Beginning at the Northwest corner of said Lot 26; thence along the Northerly line of Lot 26, South 71°36'25" East 10.18 feet; thence South 18°23'35" West 9.75 feet; thence South 44°41'26" West 22.98 feet to a point on the Westerly line of said Lot 26; thence along said Westerly line North 18°23'35" West 30.35 feet to the Point of Beginning.

Said above described property is set forth in that certain Record of Survey for Richard Evans filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 27, 1982 in Book 582 at Page 1483, as Document No. 68106, Official Records.

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 22, 1986, as Document No. 133740 and 133743 of Official Records.

Assessor's Parcel Number(s):
1318-22-002-039

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1318-22-002-039

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: 12/24/19 Trust Okay~A.B.

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Deeding into LLC without consideration

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 _____ Capacity Agent
 Signature _____ Capacity _____

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

Print Name: The Jennell L. Peck Revocable Living Trust dated April 9, 2008
 Address: 5675 Meacham St.
 City: Washoe Valley
 State: NV Zip: 89704

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

Print Name: 165 Faris Ct LLC, a Nevada Domestic Limited Liability Company
 Address: 5675 Meacham St.
 City: Washoe Valley
 State: NV Zip: 89704

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 098723-AMG