

DOUGLAS COUNTY, NV

2019-940208

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

12/26/2019 02:16 PM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1418-34-111-026

RPTT: \$0.00 #7

Recording Requested By:

Western Title Company

Escrow No.: 084210-AMG

When Recorded Mail To:

The Jennell L. Peck Revocable

Living Trust dated April 9, 2008

5675 Meacham Street

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

209 Lyon Ave 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 Glenbrook, 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:

Lot 4, in Block 1, as shown on the official map of CAVE ROCK VILLAGE SUBDIVISION, recorded in the office of the County Recorder on October 5, 1953, as Document No. 9223 and shown on the Amended Map recorded June 25, 1969, as Document No. 44707, Official Records, Douglas County, Nevada.

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

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


Jennell L. Peck, Trustee

STATE OF Nevada }
COUNTY OF Carson City } ss
This instrument was acknowledged before me on
12/23/19

By Jennell L. Peck


Notary Public

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1418-34-111-026

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: 12/26/19 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 <u>Agent</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Jennell L. Peck, Trustee of The Jennell L. Peck Revocable Living Trust dated April 9, 2008</u>	Print Name: <u>209 Lyons Ave LLC, a Nevada Domestic Limited Liability Company</u>
Address: <u>5675 Meacham St.</u>	Address: <u>5675 Meacham Street</u>
City: <u>Washoe Valley</u>	City: <u>Washoe Valley</u>
State: <u>NV</u> Zip: <u>89704</u>	State: <u>NV</u> Zip: <u>89704</u>

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. #: 084210-AMG