

DOUGLAS COUNTY, NV
RPTT:\$1567.80 Rec:\$40.00
\$1,607.80 Pgs=3

2020-941353
01/24/2020 03:56 PM

ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-29-611-006
RPTT: \$1,567.80

Recording Requested By:
Western Title Company
Escrow No.: 109296-TEA

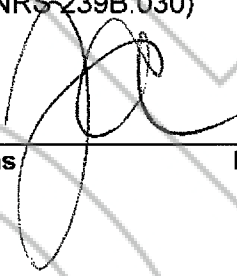
When Recorded Mail To:
Karl Turner
Patricia A. Turner
1210 Quail Ridge Road
Gardnerville, NV 89460

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,

Town Homes at Monterra III, LLC, a Nevada limited liability company

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

R. Karl Turner and Patricia A. Turner, Trustees of The Turner Family Revocable 2000 Trust dated April 10, 2000

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

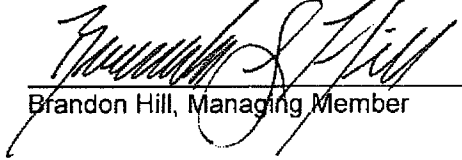
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 6, as shown on the FINAL MAP, A PLANNED UNIT DEVELOPMENT DP 18-0200, THE TOWNES AT MONTERRA PHASE 3A, according to the map filed in the office of the County Recorder, Douglas County, State of Nevada, on November 22, 2019, as File No. 2019-938681.

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

Dated: 01/09/2020

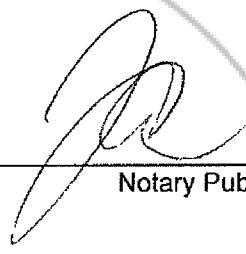
Town Homes at Monterra III, LLC,
a Nevada Limited Liability Company
By: Carter Hill Homes, LLC, a Nevada limited liability company




Brandon Hill, Managing Member

STATE OF Nevada } ss
COUNTY OF Douglas }
This instrument was acknowledged before me on
01/23/2020

By Brandon Hill



Notary Public

 **TRACI ADAMS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-1891-5 - Expires Jan. 05, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-29-611-006

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: \$401,527.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$401,527.00
 Real Property Transfer Tax Due: \$1,567.80

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: Town Homes at Monterra III, LLC, a Nevada limited liability company
 Address: 1625 US Highway 88, Suite 102
 City: Minden
 State: NV Zip: 89423

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

Print Name: R. Karl Turner and Patricia A. Turner, Trustees of The Turner Family Revocable 2000 Trust dated April 10, 2000
 Address: 1210 Quail Ridge Road
 City: Gardnerville
 State: NV Zip: 89460

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. #: 109296-TEA