

DOUGLAS COUNTY, NV **2020-942705**
RPTT:\$1033.50 Rec:\$40.00
\$1,073.50 Pgs=3 02/25/2020 10:08 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1321-32-001-026
RPTT: \$1,033.50

Recording Requested By:
Western Title Company

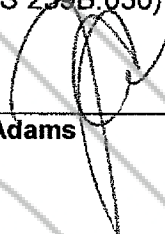
Escrow No.: 111736-TEA
When Recorded Mail To:
John C. Freeman
Sherise R. Freeman
8782 Caselman Road
Sacramento, CA 95828

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,

DMBK Development LLC, a Nevada limited liability company

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

John C. Freeman and Sherise R. Freeman, 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:

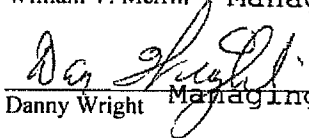
Parcel D-2 as shown on Parcel Map No. 2 (DP 19-0259) for Windmill Ranch Estates, filed for record in the office of the Douglas County Recorder, State of Nevada, on January 16, 2020 as Document No. 2020-940966, Official Records.

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

Dated: 02/01/2020

DMBK Development LLC, a Nevada limited liability company


William V. Merrill Managing Member

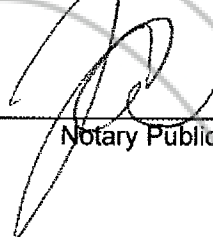

Danny Wright Managing Member

STATE OF Nevada } ss
COUNTY OF Douglas


This instrument was acknowledged before me on

2/24/2020

By William V. Merrill and Danny Wright



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) a portion of 1321-32-001-026

2. Type of Property:
- | | |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. Total Value/Sales Price of Property:	\$265,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$265,000.00
Real Property Transfer Tax Due:	\$1,033.50

4. If Exemption Claimed:
- Transfer Tax Exemption per NRS 375.090, Section
 - 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 <u>[Signature]</u>	Capacity <u>Seller</u>
Signature <u>[Signature]</u>	Capacity <u>Seller</u>

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

Print Name: DMBK Development LLC, a Nevada limited liability company
 Address: 1155 Buckbrush Rd
 City: Minden
 State: NV Zip: 89423

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

Print Name: John C. Freeman and Sherise R. Freeman
 Address: 8782 Caselman Road
 City: Sacramento
 State: CA Zip: 95828

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. #: 111736-TEA

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