

APN#: 1022-32-110-039
RPTT: \$2,203.50

Recording Requested By:

Western Title Company

Escrow No.: 112282-CRB

When Recorded Mail To:

Charles Thomas Villar, TTEE

P.O. Box 1183

Mammoth Lakes, CA 93546

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



Charmayne Brewer

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,

Overlord Properties, LLC a Nevada Limited Liability Company

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

Charles Thomas Villar, as Trustee of the VILLAR FAMILY TRUST

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:

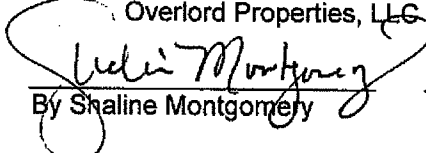
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 17, as shown on the Map of TOPAZ SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, in Book 1 of Maps, as File No. 9774.

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

Dated: 02/20/2020

Overlord Properties, LLC a Nevada Limited Liability Company


By Shaline Montgomery

3.4.2020
Date


STATE OF Nevada } ss

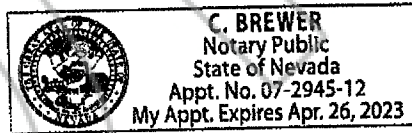
COUNTY OF Lyon

This instrument was acknowledged before me on

3-4-2020

Shaline Montgomery CKB
By ~~Overlord Properties, LLC~~ a Nevada Limited
Liability Company.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1022-32-110-039

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: _____

3. Total Value/Sales Price of Property: \$565,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$565,000.00
 Real Property Transfer Tax Due: \$2,203.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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 Shelby Sil Capacity Agent
 Signature _____ Capacity _____

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

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

Print Name: Overlord Properties, LLC a Nevada Limited Liability Company
 Address: 870 State Route 339
 City: Yerinton
 State: NV Zip: 89447

Print Name: Charles Thomas Villar, TTEE
 Address: P.O Box 1183
 City: Mammoth Lakes
 State: CA Zip: 93546

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Yerington Office
215 W. Bridge St., Ste. 1
 City/State/Zip: Yerington, NV 89447

Esc. #: 112282-CRB