

APN#: 1318-10-313-011  
RPTT: \$3,237.00



KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company

Escrow No.: 111596-TEA  
When Recorded Mail To:

Tyler Lee Hoechlin  
708 Lakeview Drive  
Zephyr Cove, NV 89448

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.630)

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,

Bodega Real Estate LLC, a Nevada limited liability company

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

Tyler Lee Hoechlin, a single man

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:

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

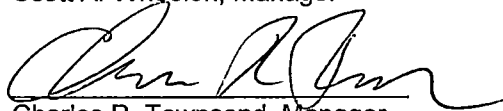
Lot 79, as shown on the map of ZEPHYR KNOLLS UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 10, 1957, as Document No. 12430.

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

Dated: 01/22/2020

Bodega Real Estate LLC, a Nevada limited liability company

  
Scott A. Wheelon, Manager

  
Charles R. Townsend, Manager

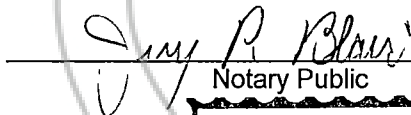
STATE OF Nevada } ss

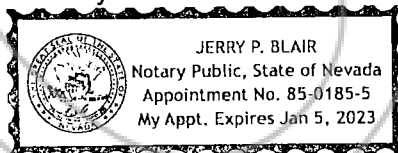
COUNTY OF Douglas

This instrument was acknowledged before me on

February 10, 2020

By Scott A. Wheelon and Charles R. Townsend.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1318-10-313-011

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: \$830,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$830,000.00  
 Real Property Transfer Tax Due: \$3,237.00

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 \_\_\_\_\_ Capacity escrow officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Bodega Real Estate LLC, a Nevada limited liability company  
 Address: P.O. Box 823  
 City: Zephyr Cove  
 State: NV                      Zip: 89448

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

Print Name: Tyler Lee Hoechlin  
 Address: 708 Lakeview Drive  
 City: Zephyr Cove  
 State: NV                      Zip: 89448

**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. #: 111596-TEA

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