

DOUGLAS COUNTY, NV  
RPTT:\$879.45 Rec:\$40.00  
\$919.45 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2020-944058**

**03/30/2020 01:44 PM**

**WHEN RECORDED MAIL TO:**

Gary W. Wake  
7428 Steeplechase Drive  
Hughson, CA 95326

**MAIL TAX STATEMENTS TO:**

Gary W. Wake  
7428 Steeplechase Drive  
Hughson, CA 95326

Escrow No. 2001122-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-23-002-048  
R.P.T.T. \$ 879.45

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Grandview Douglas, LLC, a Nevada limited liability company

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Gary W. Wake, a single man and Terri L. Swearingen, a single woman as joint tenants

**all that real property situated in the County of Douglas, State of Nevada, described as follows:**

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

Grandview Douglas, LLC, a Nevada limited liability company

*[Handwritten signature]*

SCM Corp of Nevada, a Nevada Corporation  
By: Mark A. Trinta, its Secretary

STATE OF ~~NEVADA~~ CALIFORNIA  
COUNTY OF ~~DOUGLAS~~ Stanislaus

*or*

} ss:

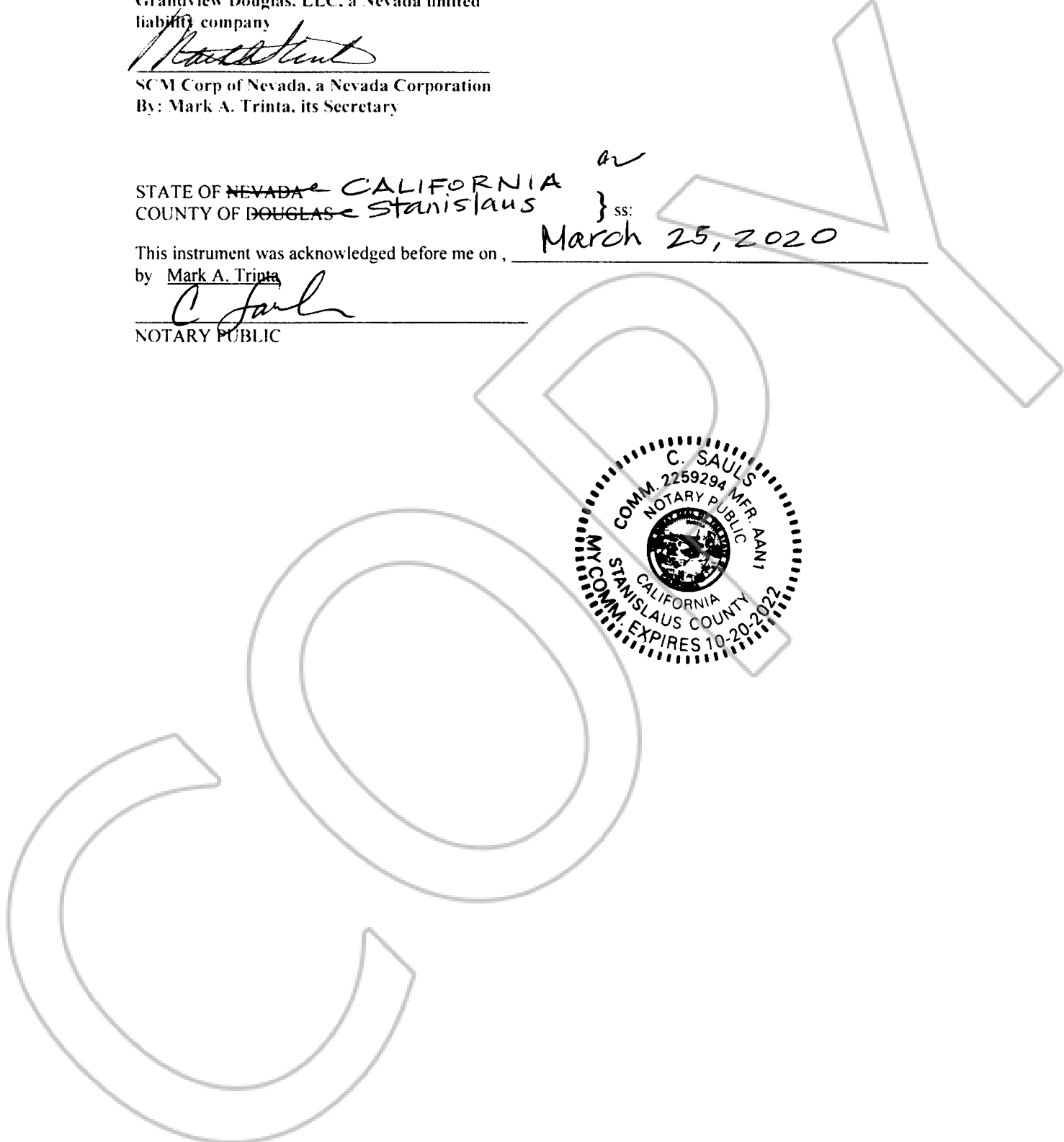
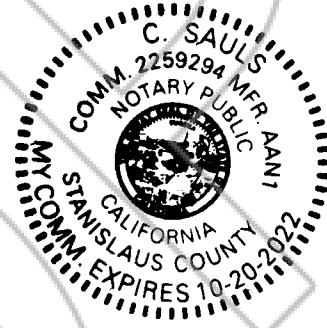
March 25, 2020

This instrument was acknowledged before me on ,

by Mark A. Trinta

*[Handwritten signature]*

NOTARY PUBLIC



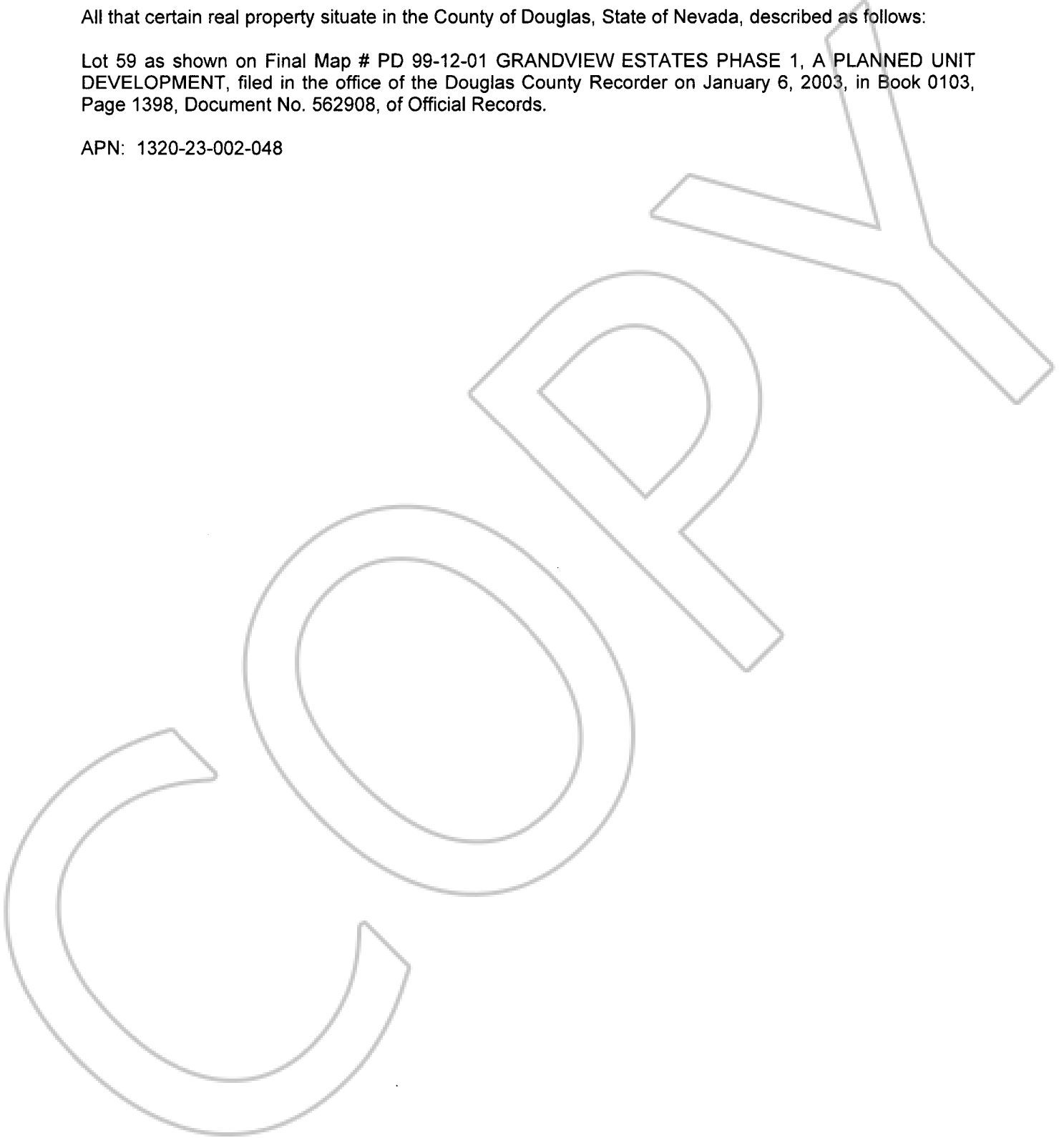
**Order No.: 02001122-RLT**

**EXHIBIT A**

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

Lot 59 as shown on Final Map # PD 99-12-01 GRANDVIEW ESTATES PHASE 1, A PLANNED UNIT DEVELOPMENT, filed in the office of the Douglas County Recorder on January 6, 2003, in Book 0103, Page 1398, Document No. 562908, of Official Records.

APN: 1320-23-002-048



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

1. **Assessor Parcel Number(s)**  
 a) 1320-23-002-048  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. **Total Value/Sales Price of Property:** \$225,390.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$225,390.00  
 Real Property Transfer Tax Due: \$ 879.45

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 [Signature] Capacity joint  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<p><b>SELLER (GRANTOR) INFORMATION</b>                  (REQUIRED)                  Print Name: <u>Grandview Douglas, LLC, a Nevada limited liability company</u>                  Address: <u>1520 Standiford #1</u>  <u>Modesto, CA 95301</u>                  City, State, Zip</p>	<p><b>BUYER (GRANTEE) INFORMATION</b>                  (REQUIRED)                  Print Name: <u>Gary W. Wake</u> <i>Terry L Swearingen</i>                  Address: <u>7428 Steeplechase Drive</u>  <u>Hughson, CA 95326</u>                  City, State Zip</p>
---	--

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 2001122-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410