

APN#: 1419-35-110-002
RPTT: \$2,905.50

Recording Requested By:
Western Title Company
Escrow No.: 113033-ARJ

When Recorded Mail To:
Carole Ann Ramelli, Trustee of The
Carole Ann Ramelli Living Trust,
dated June 16, 2005
P.O. Box 414
Genoa, NV 89411

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

Anu Jansse

Escrow Officer

Grant, Bargain, and Sale Deed

THIS DOCUMENT WAS SIGNED IN COUNTERPART

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,

Noah M. Rothe, an unmarried man and Michelle L. Rothe, an unmarried woman who acquired title as Noah M. Rothe and Michelle L. Rothe, husband and wife as joint tenants with right of survivorship

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

Carole Ann Ramelli, Trustee of The Carole Ann Ramelli Living Trust, dated June 16, 2005

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

See attached Exhibit A

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

Dated: 03/27/2020

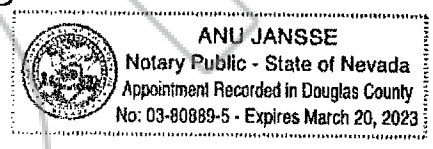
Noah M. Rothe
Noah M. Rothe

SIGNED IN COUNTERPART
Michelle L. Rothe

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
3/27/2020

By Noah M. Rothe.

Anu Jansse
Notary Public



STATE OF _____ } ss
COUNTY OF _____
This instrument was acknowledged before me on

By Michelle L. Rothe.

Notary Public

SIGNED IN COUNTERPART

Noah M. Rothe

Michelle L. Rothe

Michelle L. Rothe

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Noah M. Rothe.

Notary Public

} ss

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

March 31st, 2020

By Michelle L. Rothe.

Amber Coen

Notary Public

} ss

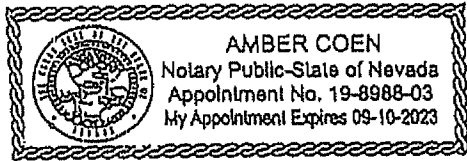


EXHIBIT "A"

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

PARCEL 1:

Lot 29, Block D, as set forth on the Final Subdivision Map, a Planned Unit Development, PD 05-001 for MONTANA PHASE 2A AND 2B, filed in the office of the Douglas County Recorder, State of Nevada, on December 12, 2006, in Book 1206, at Page 3576, as Document No. 690467, Official Records.

PARCEL 2:

Together with the following easements for Access:

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, as Document No. 403934, in Book 1296, Page 4911, of the Official Records of Douglas County, Nevada and by document entitled "Abandonment of a Portion of Private Access Easement" recorded on February 3, 2004 in Book 0204 at Page 897 as Document No. 603678.

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367, in Book 298, Page 4658, of the Official Records of Douglas County, Nevada.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004, as Document No. 603676, in Book 0204, Page 862, of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 0204, Page 0954, as Document No. 603680, of the Official Records Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004, in Book 0204, Page 4470, as Document No. 604356, of the Official Records of Douglas County, Nevada.

PARCEL 3:

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Together with an appurtenant easement to construct, operate and maintain an irrigation ditch with the right of ingress and egress for maintenance purposes through the existing road as described in Grant of Easement for Right-of-Way recorded on May 11, 1989 in Book 589 at Page 1395 as Document No. 201777.

Also, together with that certain appurtenant easement for a domestic water storage tank or tanks, a well site and an underground water pipeline over those certain lands as described in Easement Deed recorded February 20, 1991, in Book 291 at Page 2198 as Document No. 245153.

Also, together with an appurtenant access easement over that certain land as described in Grant of Easement recorded November 16, 1992 in Book 1192 at Page 2544 as Document No. 293200, as amended by Easement Grant Deed recorded June 25, 1993 in Book 693 at Page 5808 as Document No. 310886, and as amended by Amendment to Easement Agreement and Easement recorded July 23, 1993 in Book 0793 at Page 4480 as Document No. 313255.

Also, together with an appurtenant easement for pipeline or pipelines for sewer and wastewater over those certain lands as described in Grant Easement Deed recorded on January 13, 1993 in Book 193 at Page 1611 as Document No. 297275, and as amended by Amendment to Easement Agreement and Grant Easement Deed recorded August 8, 1994 in Book 0894, at Page 1334 as Document No. 343534, and by Amendment to Easement Agreement and Grant of Easement Deed recorded October 4, 1994 in Book 1094 at Page 420 as Document No. 347603 and by Abandonment of a Portion of Sanitary Sewer Easement recorded on February 3, 2004 in Book 0204 at Page 923 as Document No. 603679.

Easement pursuant to document entitled "Temporary Septic System Easement Agreement", recorded on August 12, 2004 in Book 0804 at Page 4808 as Document No. 621280, Official Records, Douglas County, Nevada.

Reservations pursuant to document entitled "Entry Reservation Memorandum for Parcel 14", recorded March 31 2005, an Book 0305 Page 14360 as Document No. 640525, Official Records, Douglas County Nevada.

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 0305, Page 14366, as Document No. 640526, Official Records, Douglas County, Nevada.

Covenants pursuant to document entitled "Parcel 10 Memorandum" recorded March 31, 2005, in Book 0305, Page 14373, as Document No. 640527, Official Records. Douglas County, Nevada.

Covenants pursuant to document entitled "TC Parcels Memorandum", recorded March 31, 2005, in Book 0305, Page 14381, as Document No. 640528, Official Records and amended by document recorded March 31, 2005, in Book 0305, Page 14388, as Document No. 640529, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Private Storm Drainage and Temporary Sediment Basin Easement", recorded on November 7, 2005 in Book 1105 at Page 3074 as Document No. 660086, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Slope and Private Storm Drainage Easement", recorded on November 7, 2005, in Book 1105 at Page 3083 as Document No. 660087, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Private Access and Public Utility Easement", recorded on November 7, 2005 in Book 1105 at Page 3096 as Document No. 660089, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Private Storm Drainage Easement", recorded on November 9, 2005 in Book 1105 at Page 4074 as Document No. 660295, Official

Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Slope Easement", recorded on November 9, 2005 in Book 1105 at Page 4081 as Document No. 660296, Official Records, Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006, in Book 0506. Page 168, as Document No. 673811, Official Records, Douglas County, Nevada.

Covenants pursuant to document entitled "Memorandum of Agreement", recorded May 1, 2006, in Book 0506, Page 333, as Document No. 673834, Official Records, Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easements", recorded May 1 2006, in Book 0506. Page 347, as Document No. 673835, Official Records. Douglas County. Nevada.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006. in Book 0506, Page 377. as Document No. 673836, Official Records, Douglas County, Nevada.

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 0706, Page 8118, as Document No. 680413, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Private Access and Public Utility Easement", recorded on September 14, 2007 in Book 0907 at Page 3222 as Document No. 709292, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Slope and Private Storm Drainage Easement", recorded on September 14, 2001 in Book 0907 at Page 3227 as Document No. 709293, Official Records, Douglas County, Nevada.

**Assessor's Parcel Number(s):
1419-35-110-002**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1419-35-110-002

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:	\$745,000.00
Deed in Lieu of Foreclosure Only(value of property)	(
Transfer Tax Value:	\$745,000.00
Real Property Transfer Tax Due:	\$2,905.50

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

5. Partial Interest: Percentage being transferred: 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 _____
Signature _____	Capacity _____

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

Print Name: Noah M. Rothe and Michelle L. Rothe

Address: PO Box 251

City: Genoa

State: NV Zip: 89411

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

Print Name: Carole Ann Ramelli, Trustee of The Carole Ann Ramelli Living Trust, dated June 16, 2005

Address: P.O. Box 414

City: Genoa

State: NV Zip: 89411

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. #: 113033-ARJ