

DOUGLAS COUNTY, NV **2020-945942**
RPTT:\$1677.00 Rec:\$40.00
\$1,717.00 Pgs=3 **05/12/2020 01:55 PM**
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-15-611-024
R.P.T.T.	\$1,677.00
File No.:	725992 KB
Recording Requested By:	
	Stewart Title Company
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
	Benjamin K. Beveridge
	918 Fairway Drive
	Gardnerville, NV 89460

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Shasta Properties, LLC a Nevada limited liability company

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Benjamin K. Beveridge, an unmarried man

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

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 5/11/2020

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**EXHIBIT "A"
LEGAL DESCRIPTION**

LOT 25, OF GARDNERVILLE RANCHOS UNIT NO. 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965, AS DOCUMENT NO. 28310, AND AMENDED ON JUNE 4, 1965, AS DOCUMENT NO. 28378.

APN: 1220-15-611-024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-15-611-024
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 430,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 430,000.00
 d. Real Property Transfer Tax Due \$ 1,677.00

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 _____ Grantor _____
 Signature [Signature] Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Shasta Properties, LLC a Nevada limited liability company
 Address: 12250 South Hills Dr
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Benjamin K. Beveridge
 Address: 918 Fairway Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 725992 KB
 Address: 540 W Plumb Ln, Ste 100
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED