

DOUGLAS COUNTY, NV
RPTT:\$269.10 Rec:\$40.00
\$309.10 Pgs=3
TICOR TITLE - RENO (LAKESIDE)
KAREN ELLISON, RECORDER

2020-946127

05/15/2020 01:11 PM

WHEN RECORDED MAIL TO:
NGEN Solutions, LLC
13495 South Hills Drive
Reno, NV 89511

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2002738-JN

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.: 1022-16-001-039
R.P.T.T. : \$269.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Nicholas Wooldridge, Successor Trustee of The Antoinette Wooldridge 2015 Revocable Trust, dated April 27, 2015

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

NGEN Solutions, LLC a Nevada limited liability company

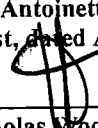
all that real property situated in the County of Douglas, State of Nevada, described as follows:

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.

Signature and notary acknowledgement on page two.

Nicholas Wooldridge, Successor Trustee of
The Antoinette Wooldridge 2015 Revocable
Trust, dated April 27, 2015

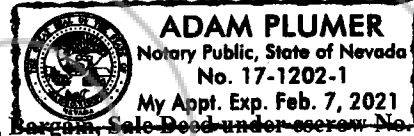


Nicholas Wooldridge, Successor Trustee

STATE OF Nevada
COUNTY OF Clark

} ss:

This instrument was acknowledged before me on , May 14, 2020
by Nicholas Wooldridge





NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, ~~Bargain, Sale Deed under escrow No.~~
02002738.

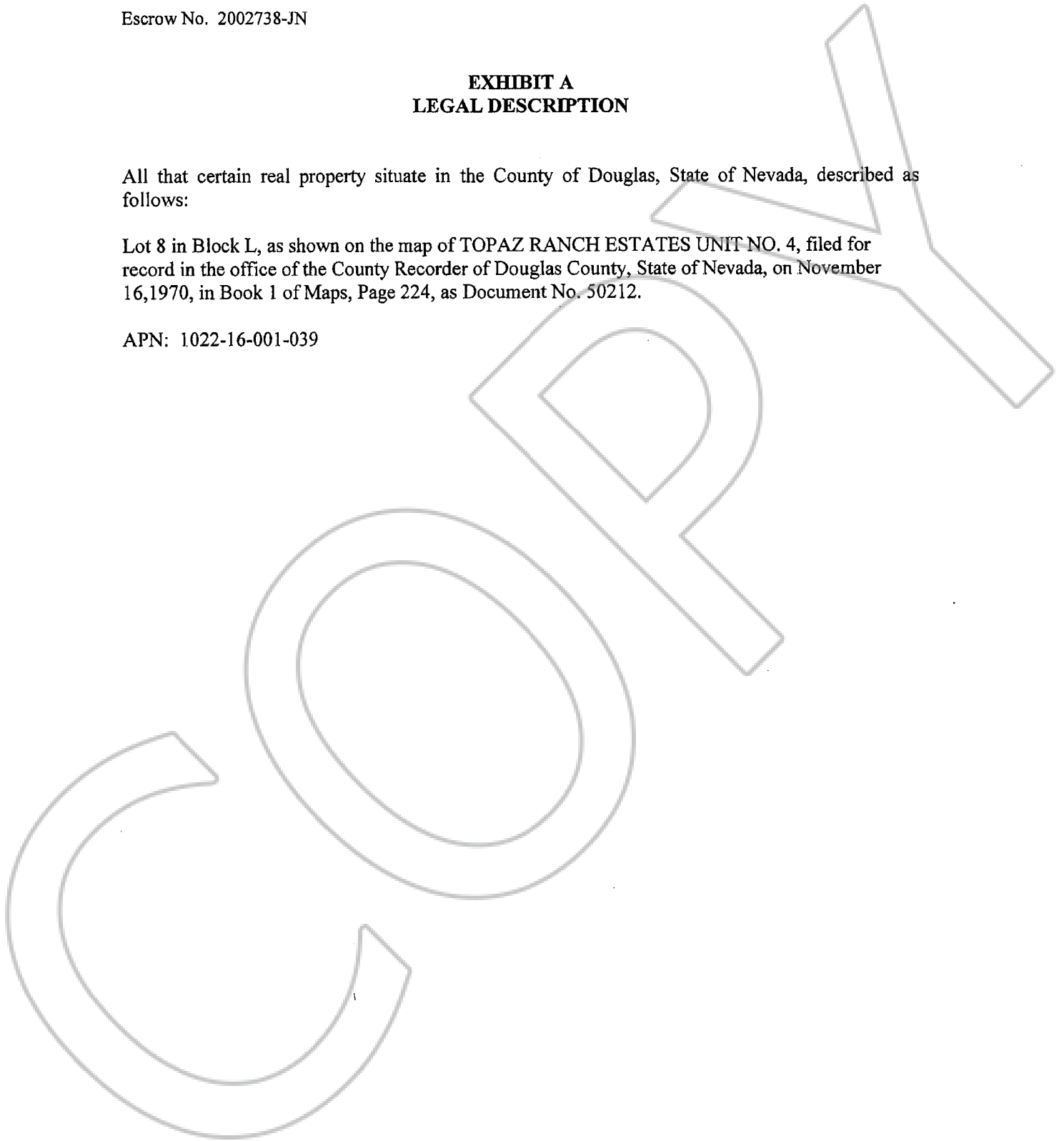
Escrow No. 2002738-JN

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 8 in Block L, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

APN: 1022-16-001-039



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1022-16-001-039
- 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:

\$69,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$69,000.00
 Real Property Transfer Tax Due: \$269.10

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 [Signature] Capacity Grantor
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Nicholas Wooldridge, Successor</u>	Print Name: <u>NGEN Solutions, LLC</u>
<u>Trustee of The Antoinette Wooldridge 2015</u>	
<u>Revocable Trust, dated April 27, 2015</u>	
Address: <u>4005. 7th St #140</u>	Address: <u>3550 Renon Way #13A</u>
<u>Las Vegas NV 89101</u>	<u>Reno NV 89511</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2002738-JN
 Address: 3655 Lakeside Drive
 City, State, Zip: Reno, NV 89509