

DOUGLAS COUNTY, NV  
RPTT:\$1209.00 Rec:\$40.00  
\$1,249.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2020-947221**

**06/05/2020 03:16 PM**

APN# : 1420-18-214-069  
RPTT: \$1,209.00

Recording Requested By:  
Western Title Company  
Escrow No.: 115539-AMG  
When Recorded Mail To:  
Reanna Tietgens and Bennett  
Tietgens  
3315 Vista Grande Blvd.  
Carson City NV 89705

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

  
\_\_\_\_\_  
Amy Gutierrez

\_\_\_\_\_  
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,

Clan Alpine, LLC, a Nevada limited liability company

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

Reanna Tietgens and Bennett Tietgens, wife and husband as joint tenants with right of survivorship

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

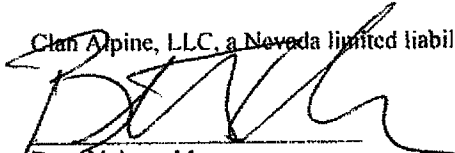
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 117, in Block F, as shown on the Official Map of SILVERADO HEIGHTS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada on September 18, 1978, in Book 978, Page 1176, as Document No. 25326 and Certificate of Amendment of the final plat of said subdivision recorded August 23, 1979, in Book 879 of Official Records, at Page 1725, as Document No. 35885, and Certificate of Amendment of the final plat of said subdivision recorded October 12, 1979, in Book 1079, at Page 1039, as Document No. 37638, Official Records, Douglas County, Nevada.

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

Dated: 05/27/2020

Clan Alpine, LLC, a Nevada limited liability company


  
Brett Nelson, Manager


STATE OF Nevada } ss  
COUNTY OF Washoe

This instrument was acknowledged before me on

June 1, 2020

By Brett Nelson.

  
\_\_\_\_\_  
Notary Public

 **JUANITA J. HARROWA**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 93-3931-2- Expires June 5, 2021

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1420-18-214-069

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: \$310,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
Transfer Tax Value: \$310,000.00  
Real Property Transfer Tax Due: \$1,209.00

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 A Claypool Capacity Agent  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Clan Alpine, LLC, a Nevada limited liability company  
Address: 6770 S. McCarran Blvd  
City: Reno  
State: NV Zip: 89509

Print Name: Reanna Tietgens and Bennett Tietgens  
Address: 3315 Vista Grande Blvd  
City: Carson City  
State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
Address: Carson Office  
2310 S. Carson St, Suite 5A  
City/State/Zip: Carson City, NV 89701

Esc. #: 115539-AMG

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