

APN#: 1319-09-801-028  
RPTT: \$1,131.00

Recording Requested By:  
Western Title Company

Escrow No.: 115842-SLA

When Recorded Mail To:

VWR Consulting Inc

*233 Sierra Shadows Lane  
Gardnerville, NV 89460*

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



Sherry Ackermann

Escrow Officer

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**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,

Lake Almanor Rentals Limited Partnership

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

VWR Consulting Inc, a Nevada Corporation


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:

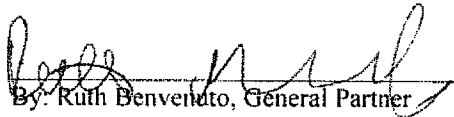
See attached Exhibit A

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

Dated: 06/05/2020

Lake Almanor Rentals Limited Partnership

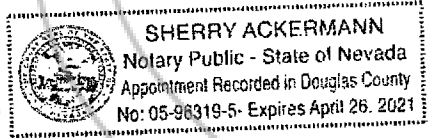
  
By: John C. Caruana, General Partner

  
By: Ruth Benvenuto, General Partner

STATE OF Nevada }  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
June 5, 2020

By John C. Caruana and Ruth Benvenuto.

  
Notary Public



**EXHIBIT "A"**

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

A parcel of land located within Section 9, Township 13 North, Range 19 East, M. D. B. & M., consisting of Lots 88 thru 95 and 116 thru 119 of Block 5 of the 1874 Hawkins Map of the Town of Genoa and more particularly described as follows:

Commencing at the corner common to Sections 9, 10, 15 and 16, Township 13 North, Range 19 East, M. D. B. & M; thence North  $25^{\circ}02'54''$  West a distance of 1,201.19 feet to a 5/8" rebar with cap stamped PLS 3090 which is the TRUE POINT OF BEGINNING and is on the Southerly right-of-way line of Candy Dance Lane; thence South  $26^{\circ}40'20''$  East a distance of 218.16 feet to a 5/8" rebar with cap stamped PLS 3090; thence North  $67^{\circ}07'13''$  East a distance of 282.00 feet to a 5/8" rebar with cap stamped PLS 3090 which is on the Westerly right-of-way line of Foothill Road; thence North  $27^{\circ}55'34''$  West along said right-of-way line a distance of 143.12 feet to a 5/8" rebar with cap stamped PLS 3090; thence continuing along said right-of-way line, on a curve to the left, with a radial bearing of South  $62^{\circ}20'06''$  West, with a radius of 960.00 feet, thru a central angle of  $5^{\circ}08'44''$ , a length of 86.21 feet to a nail with tag stamped PLS 3090 in concrete which is on the Southerly right-of-way line of Candy Dance Lane; thence South  $64^{\circ}56'46''$  West along said right-of-way line a distance of 273.00 feet to the TRUE POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 15, 2019, as Document No. 2019-927870 of Official Records.

Assessor's Parcel Number(s):  
1319-09-801-028

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1319-09-801-028

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: \$290,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$290,000.00  
 Real Property Transfer Tax Due: \$1,131.00

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 [Handwritten Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantor

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

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

Print Name: Lake Almanor Rentals Limited Partnership  
 Address: 851 Mottsville Lane  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: VWR Consulting Inc  
 Address: 233 Sierra Shadows Ln  
 City: Gardnerville  
 State: NV Zip: 89460

**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. #: 115842-SLA

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