

DOUGLAS COUNTY, NV
RPTT:\$1638.00 Rec:\$40.00
\$1,678.00 Pgs=3
TOIYABE TITLE
KAREN ELLISON, RECORDER

2020-947951

06/19/2020 03:12 PM

APN: 1220-10-701-006

RPTT: \$1,638.00

Escrow No. 2012080

When Recorded Return to:

**Brian Kowalczyk and Denise Kowalczyk
1054 N. Highway 395
Gardnerville, NV 89410**

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Bilk Creek, LLC, a Nevada Limited Liability Company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brian Kowalczyk and Denise Kowalczyk, husband and wife, as joint tenants

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, 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.

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2012080
Page Two.

Witness my hand(s) this 18th day of June, 2020.

Bilk Creek, LLC, a Nevada Limited Liability Company

By: [Signature] Date: 6-18-2020
Brett Nelson, as Manager

STATE OF ~~Washoe~~ Nevada
COUNTY OF ~~Douglas~~ Washoe

This instrument was acknowledged before me on this 18th day of June 2020 by Brett Nelson.

[Signature]
NOTARY PUBLIC

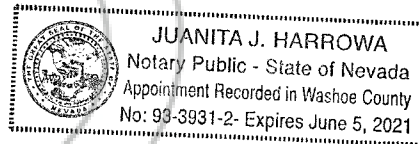


Exhibit "A"

A portion of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

PARCEL 1:

BEGINNING at a point at the Northeasterly corner of the parcel on the Westerly right-of-way line of U.S. Highway 395, said point being South 45° 32' East, a distance of 200.00 feet from the Southeast Corner of the Phil S. McAdam property as the same is described and recorded in Book Z, Page 463, Douglas County Records; said point being further described as bearing South 4°13'55" West, a distance of 3,623.26 feet from the section corner common to Sections 2, 3, 10 and 11, Township 12 North, Range 20 East;

Thence South 45°32' East along the said Westerly highway right-of-way line, a distance of 151.00 feet to a point;

Thence South 44°28' West, a distance of 130.00 feet to a point;

Thence North 45°32' West, a distance of 151.00 feet to a point;

Thence North 44°28' East, a distance of 130.00 feet to the TRUE POINT OF BEGINNING

REFERENCE is made to Record of Survey, recorded February 8, 2005, in Book 0205, Page 2677, as Document No. 636248.

PARCEL 2:

An easement for sewer lines as shown in Document recorded December 27, 2000, in Book 1200, Page 5525, as Document No. 505785

This description was previously recorded on November 01, 2019, as Document No. 937477, Official Records of Douglas County, Nevada

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-10-701-006
 b.
 c.
 d.

2. Type of Property
- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2 – 4 Plex |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| i. <input type="checkbox"/> Other | |

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

3.

a. Total Value/Sales Price of Property	\$420,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____)
c. Transfer Tax Value	\$420,000.00
d. Real Property Transfer Tax Due	\$1,638.00

4. If Exempt Claimed:
- a. Transfer Tax Exemption, per 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: Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bilk Creek, LLC, a Nevada Limited Liability Company

Address: 6770 S. McCarran Blvd.

City: Reno

State: Nevada Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brian Kowalczyk and Denise Kowalczyk

Address: 1054 N. Highway 395

City: Gardnerville

State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Toiyabe Title File Number: 2012080

Address: 6774 S McCarran Blvd Suite 102

City: Reno State: NV Zip: 89509