

DOUGLAS COUNTY, NV
RPTT:\$975.00 Rec:\$40.00
\$1,015.00 Pgs=5
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2020-948246

06/26/2020 12:25 PM

APN: **1220-21-610-003**

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
1664 US HWY 395 NORTH, SUITE 105
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
**Bilk Creek, LLC, a Nevada limited liability
company**
6770 S. McCarran Blvd
Reno, NV 89509

ESCROW NO: **44000048-NF4**

RPTT \$975.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Renee Marie Stratman, a married woman as her sole and separate property and Kirk Werner Remer, a married man as his sole and separate property, who acquired title as, Kirk Werner Remer, a single man, as joint tenants with right of survivorship

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


Bilk Creek, LLC, a Nevada limited liability company

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.

THIS DOCUMENT SIGNED IN COUNTERPART AND TO BE DEEMED AS ONE




Renee Marie Stratman

Kirk Werner Remer

STATE OF Idaho } ss:
COUNTY OF Canyon

This instrument was acknowledged before me on June 24, 2020.

by Renee Marie Stratman



Notary Public (seal)

**TESSA L SIFUENTES
COMMISSION NO. 20192740
NOTARY PUBLIC
STATE OF IDAHO**

Renee Marie Stratman

Kirk Werner Remer
Kirk Werner Remer

STATE OF
COUNTY OF

} ss:

This instrument was acknowledged before me on _____.

by _____.

Notary Public (seal)

**ATTACHED
NOTARY CERTIFICATE**

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Solano }

On 23 Jun 2020 before me, Thomas Goeson, Notary Public,

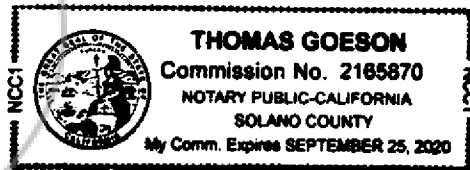
personally appeared Kirk Remer,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

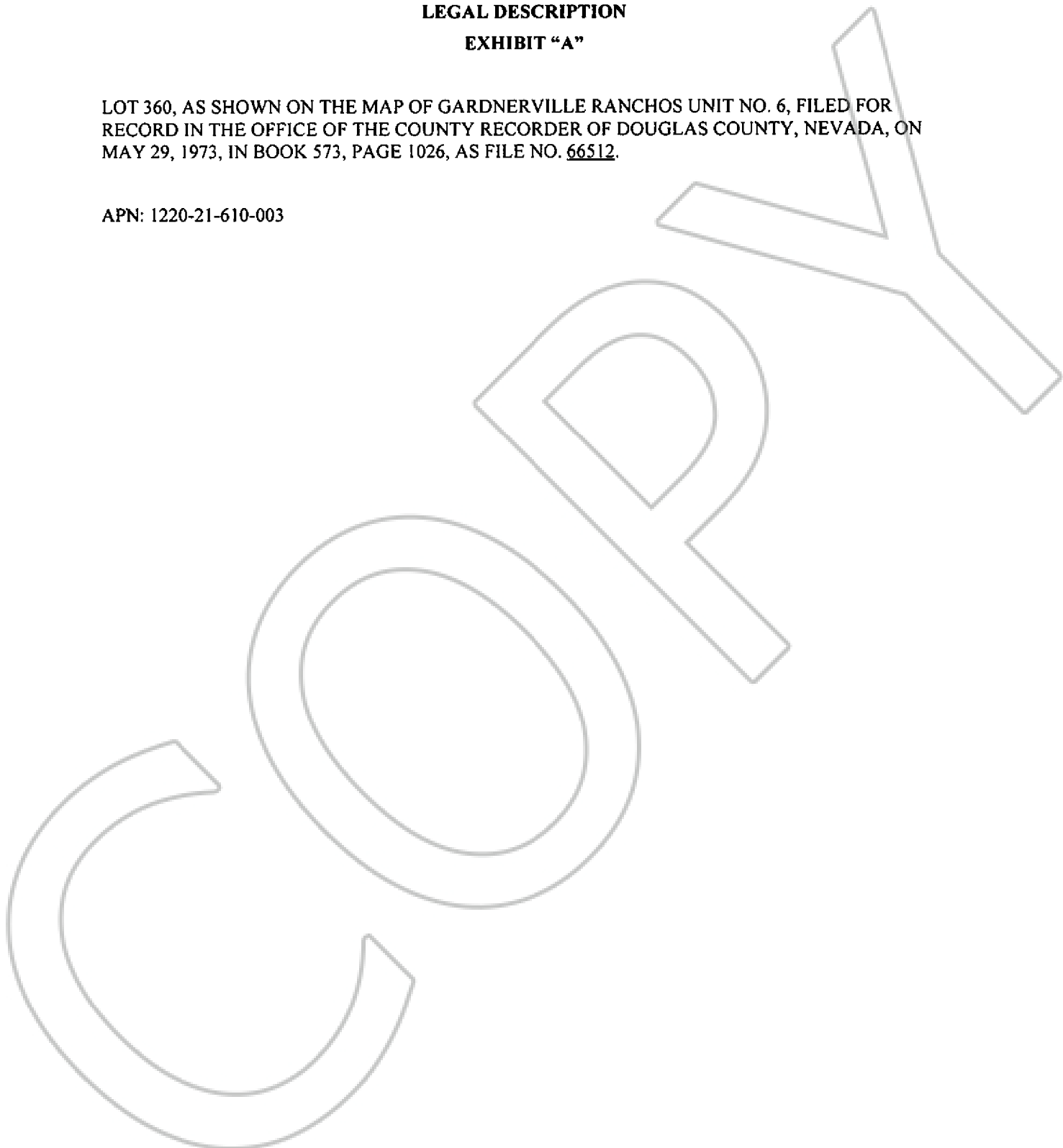
Document Date: No date Number of Pages: 14

LEGAL DESCRIPTION

EXHIBIT "A"

LOT 360, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

APN: 1220-21-610-003



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-21-610-003
 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. a. Total Value/Sales Price of Property: \$ 250,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 250,000.00
 d. Real Property Transfer Tax Due: \$ 975.00

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 Officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Renee Marie Stratman and Kirk Werner Remer
 Address: 2691 W. Tenuta St
 City: Meridian
 State: ID Zip: 83646

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Bilk Creek, LLC, a Nevada limited liability company
 Address: 6770 S. McCarran Blvd
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 44000048-440-NF4
 Address: 1664 US Hwy 395 North, Suite 105
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED