

APN#: 1320-03-001-045
RPTT: \$429.00

DOUGLAS COUNTY, NV
RPTT:\$429.00 Rec:\$40.00
\$469.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2020-948743

07/07/2020 12:20 PM

Recording Requested By:
Western Title Company
Escrow No.: ARJACCM59

When Recorded Mail To:
RPSNV, LLC, a Nevada Limited
Liability Company
1022 Frieda Lane
Minden, NV 89423

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 _____

Anu Jansse

Escrow Officer

Grant, Bargain, and Sale Deed

This document is being
recorded as an
accomodation only.

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,

Joseph Slatkovsky and Karen Van Roy, husband and wife as joint tenants as to an undivided 50% interest and RPSNV, LLC, a Nevada Limited Liability Company as to an undivided 50% interest

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

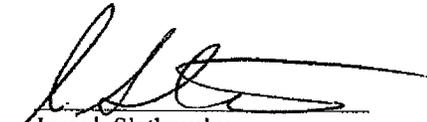
RPSNV, LLC, a Nevada Limited Liability Company

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

See attached Exhibit A

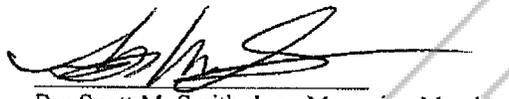
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 06/29/2020


Joseph Slatkovsky


Karen Van Roy

RPSNV, LLC, a Nevada Limited Liability Company


By: Scott M. Smith, Inc., Managing Member
Scott M. Smith, President

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

7/6/2020

By Joseph Slatkovsky and Karen Van Roy.

} ss


Notary Public

 ANU JANSSE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80689-5 - Expires March 20, 2023

STATE OF Nevada

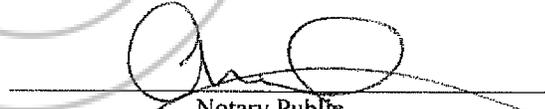
COUNTY OF Douglas

This instrument was acknowledged before me on

7/6/2020

By Scott M. Smith.

} ss


Notary Public

 ANU JANSSE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80689-5 - Expires March 20, 2023

EXHIBIT "A"

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

All that certain real property situated within a portion of the Northeast 1/4 of Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

Beginning at a point on the Westerly right-of-way of Last Chance Court, as shown on Parcel Map No. 1 (LDA 16-013) for West Ridge Homes, Inc., recorded September 20, 2017 as Document No. 2017-904316, Official Records of Douglas County, from which the Southwest corner of Parcel 4D-3-B, of Parcel Map No. 4 (LDA 17-001) for West Ridge Homes, Inc., recorded June 29, 2018 as Document No. 2018-916320, Official Records of Douglas County, bears North 89°58'00" East, 45.00 feet; thence along a line 45.00 Southerly of and parallel to the Southerly line of said Parcel 4D-3-B, North 89°58'00" East, 350.00 feet, more or less, to a line 380.00 feet Easterly of and parallel to the centerline of said Last Chance Court; thence along said line 380.00 feet Easterly of and parallel to said Last Chance Court, South 00°05'28" West, 258.67 feet, more or less, to the Northerly line of Parcel 4D-2, of Parcel Map No. 3 (LDA 16-015-1) for West Ridge Homes, Inc., recorded September 20, 2017 as Document No. 2017-904318, Official Records of Douglas County; thence along the Northerly line of said Parcel 4D-2, South 89°58'00" West, 320.30 feet, more or less, to the Westerly right-of-way of said Last Chance Court; thence along the Westerly right-of-way of said Last Chance Court, 61.68 feet, more or less, along the arc of a curve to the left, having a radius of 60.00 feet, through a central angle of 58°54'10", having a chord bearing of North 23°35'15" West; thence continuing along said Easterly right-of-way of said Last Chance Court, 13.91 feet, more or less, along a reverse curve to the right, having a radius of 15.00 feet, through a central angle of 53°07'48"; thence continuing along said Easterly right-of-way of said Last Chance Court, North 00°05'28" East, 192.57 feet, more or less, to the Point of Beginning.

NOTE: The above metes and bounds description was prepared by Edward A. Fuller, PLS# License No. 11827, if applicable, at Meridian Surveying & Mapping, Inc., 8725 Technology Way, Ste. C2, Reno, NV 89521.

**Assessor's Parcel Number(s):
1320-03-001-045**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-03-001-045

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: \$110,000.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$110,000.00
Real Property Transfer Tax Due: \$429.00

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 _____ Capacity _____
Signature _____ Capacity _____

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

Print Name: Joseph Slatkovsky and Karen Van Roy
Address: 8633 18th Hole Trail
City: Reno
State: NV Zip: 89523

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

Print Name: RPSNV, LLC, a Nevada Limited Liability Company
Address: 1022 Frieda Lane
City: Minden
State: NV Zip: 89423

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. #: ARJACCM59

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