

DOUGLAS COUNTY, NV **2020-949933**  
RPTT:\$10413.00 Rec:\$40.00  
\$10,453.00 Pgs=4 07/29/2020 01:47 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1320-04-001-017

RPTT: \$10,413.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 115806-WLD**

**When Recorded Mail To:**

**Nova TS Holdings, LLC, a Nevada  
limited liability company  
2548 Business Parkway  
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 \_\_\_\_\_

Wendy Dunbar

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,

David B Davis and Sharon Lynn Davis, Trustees of the Davis Family Trust dated May 4, 1992, as amended

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

Nova TS Holdings, 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:

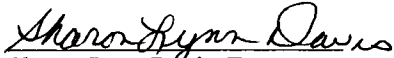
See attached Exhibit A

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

Dated: 07/24/2020

The Davis Family Trust dated May 4, 1992

  
\_\_\_\_\_  
David B Davis, Trustee

  
\_\_\_\_\_  
Sharon Lynn Davis, Trustee

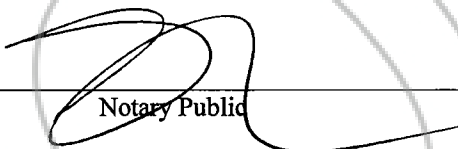
STATE OF Nevada \_\_\_\_\_ } ss


COUNTY OF Douglas \_\_\_\_\_ } ss

This instrument was acknowledged before me on

7.28.2020 \_\_\_\_\_

By David B. Davis and Sharon Lynn Davis.

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

  
WENDY DUNBAR  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 02-79065-5 - Expires Dec. 16, 2022

**EXHIBIT "A"**

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

**Parcel 1:**

**Being a portion of Block H as shown on the Final Map #1015-2 for Carson Valley Business Park Phase 2, recorded in the office of the Douglas County Recorder, State of Nevada, on September 3, 1998, in Book 998, at Page 562, as File No. 448664, Official Records further described as follows:**

**Lot 14 in Block H, as set forth on Record of Survey #2 for CARSON VALLEY BUSINESS PARK, PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 7, 1999 in Book 499, Page 1280, as Document No. 465183.**

**Parcel 2:**

**An easement for ingress and egress, public utilities, drainage and landscaping purposes as set forth in Document recorded April 11, 2000, in the office of the County Recorder of Douglas County, State of Nevada, in Book 0400, on Page 1738, as Document No. 489715.**

**Assessor's Parcel Number(s):  
1320-04-001-017**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-04-001-017

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: \$2,670,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$2,670,000.00  
 Real Property Transfer Tax Due: \$10,413.00

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 Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** David B Davis and Sharon Lynn Davis,  
Trustees of the Davis Family Trust dated  
May 4, 1992, as amended  
**Address:** P. O. Box 706  
**City:** Genoa  
**State:** NV **Zip:** 89411

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

**Print Name:** Nova TS Holdings, LLC, a Nevada  
limited liability company  
**Address:** 2548 Business Parkway  
**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. #:** 115806-WLD

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