

DOUGLAS COUNTY, NV
RPTT:\$2866.50 Rec:\$40.00
\$2,906.50 Pgs=2
09/08/2020 03:10 PM
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER

A.P.N.: 1319-03-411-005
File No: 121-2594756 (MLR)
R.P.T.T.: \$2,866.50

When Recorded Mail To: Mail Tax Statements To:
Gregory Smith and Kristen Derhaag
241 Genoa Peak Court
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TL Genoa Lakes, LLC

do(es) hereby *GRANT, BARGAIN and SELL* to

Gregory Smith and Kristen Derhaag, husband and wife as joint tenants with right of survivorship

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

LOT 90 AS SET FORTH ON THE FINAL MAP OF GENOA LAKES PHASE 3 UNIT 2, A PLANNED UNIT DEVELOPMENT, RECORDED MAY 1, 1995, IN BOOK 595 OF OFFICIAL RECORDS AT PAGE 78, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 361251.

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TL Genoa Lakes, LLC, a Nevada limited liability company

By: [Signature]
Name: Tom Laney
Title: Manager

By: [Signature]
Name: JoLyn Laney
Title: Manager

STATE OF NEVADA)
COUNTY OF Clark) : ss.

This instrument was acknowledged before me on September 3, 2020, 2020 by Tom Laney and JoLyn Laney.

[Signature]
Notary Public
(My commission expires: 3/7/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 121-2594756.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-03-411-005
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$735,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$735,000.00
- d) Real Property Transfer Tax Due \$2,866.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: _____

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

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

Print Name: TL Genoa Lakes, LLC
 Address: 7250 S. Durango Dr, #130-225
 City: Las Vegas
 State: NV Zip: 89113

Print Name: Derhaag
 Address: 241 Genoa Peak Court
 City: Genoa
 State: NV Zip: 89411

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

Print Name: Company
 Address: 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2594756 MLR/ dm
 State: NV Zip: 89511-2043

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