

DOUGLAS COUNTY, NV
RPTT:\$4290.00 Rec:\$40.00
\$4,330.00 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2020-953056

09/21/2020 02:43 PM

WHEN RECORDED MAIL TO:
Jeremy Young Lanini
8287 Whirlaway Street
Alta Loma, CA 91701

MAIL TAX STATEMENTS TO:
Jeremy Young Lanini
8287 Whirlaway Street
Alta Loma, CA 91701

Escrow No. 2005532-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1420-32-001-016
R.P.T.T. \$4,290.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Black Horse Ranch LLC, a Nevada limited liability
company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Jeremy Young Lanini, *and* Susanne E. Lanini,
Husband and Wife, as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.**

**Black Horse Ranch LLC, a Nevada
limited liability company**

Peter V Grimm
By: Peter Grimm, Manager

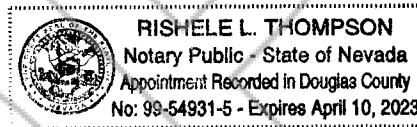
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 9/21/2020
by ~~Black Horse Ranch LLC, a Nevada limited liability company~~ Peter Grimm

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02005532.



Escrow No. 2005532-RLT

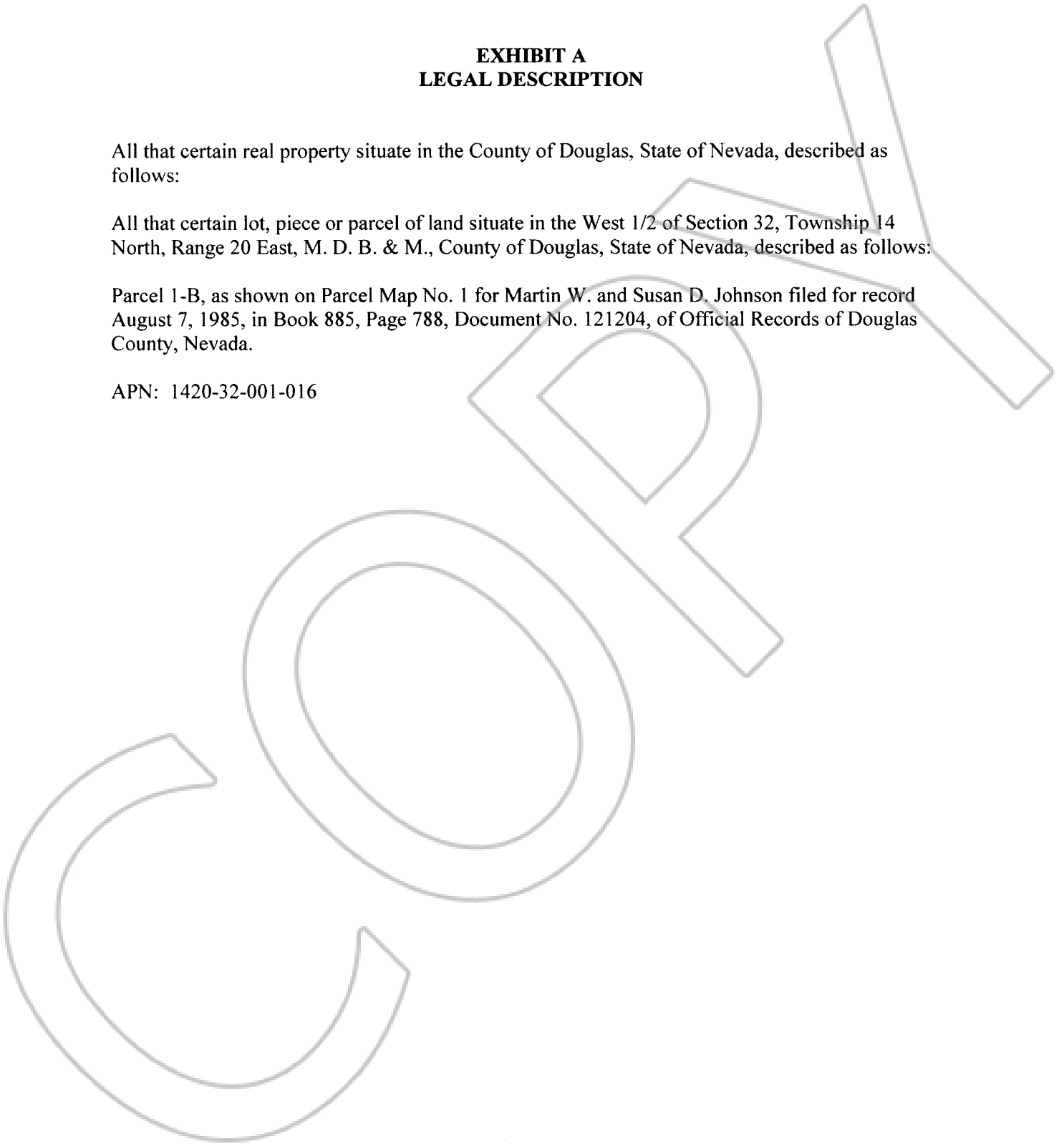
**EXHIBIT A
LEGAL DESCRIPTION**

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

All that certain lot, piece or parcel of land situate in the West 1/2 of Section 32, Township 14 North, Range 20 East, M. D. B. & M., County of Douglas, State of Nevada, described as follows:

Parcel 1-B, as shown on Parcel Map No. 1 for Martin W. and Susan D. Johnson filed for record August 7, 1985, in Book 885, Page 788, Document No. 121204, of Official Records of Douglas County, Nevada.

APN: 1420-32-001-016



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-32-001-016
 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: \$ 1,100,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,100,000.00
 d. Real Property Transfer Tax Due: \$ 4,290.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature]
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Black Horse Ranch LLC, a Nevada limited liability company
 Address: 25577 Harvey Road
 City: Grass Valley
 State: CA Zip: 95949

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Jeremy Young Lanini & Suzanne E. Lanini
 Address: 8287 Whirlaway Street
 City: Alta Loma
 State: CA Zip: 91701

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02005532-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED