

DOUGLAS COUNTY, NV

2020-953804

RPTT:\$4925.70 Rec:\$40.00

\$4,965.70 Pgs=3

10/02/2020 01:29 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1219-15-002-068

RPTT: \$4,925.70

Recording Requested By:

Western Title Company

Escrow No.: 118724-AMG

When Recorded Mail To:

**Edward A. Alexander and Ashli L.
Alexander**

893 Evan Court

Gardnerville, NV 89460

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


Amy Gutierrez

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,

Lantern Investments LLC, a Nevada limited liability company

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

Edward A. Alexander and Ashli L. Alexander, husband and wife as joint tenants

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

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

Parcel 4D of Parcel Map #2 LDA 04-093 for MIKE HICKEY CONSTRUCTION, INC., filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on September 20, 2006, in Book 0906, Page 6317, as Document No. 684784, Official Records.

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

Dated: 09/28/2020

Lanturn Investmens, LLC, a Nevada
limited liability company

By: 
Mark B. Turner, Managing Member

By: 
Sam Landis, Managing Member

STATE OF Nevada

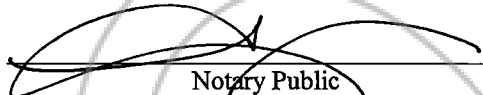
COUNTY OF Carson City

This instrument was acknowledged before me on

9/29/2020

} ss

By Mark B. Turner and Sam Landis.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1219-15-002-068

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: \$1,263,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$1,263,000.00
 Real Property Transfer Tax Due: \$4,925.70

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 *A. Claypool* Capacity *Agent*
 Signature _____ Capacity _____

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

Print Name: Lantern Investments LLC, a Nevada
limited liability company
 Address: 3075 College Dr
 City: Carson City
 State: NV Zip: 89703

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

Print Name: Edward A. Alexander and Ashli L.
Alexander
 Address: 893 Evan Ct
 City: Gardneville
 State: NV Zip: 89460

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 118724-AMG

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