

APN# : 1220-02-001-036
RPTT: \$955.50

DOUGLAS COUNTY, NV
RPTT:\$955.50 Rec:\$40.00
\$995.50 Pgs=3 11/13/2020 03:43 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 121317-ARJ

When Recorded Mail To:
Matthew James O'Brien and
Richard James O'Brien
325 E Fallbrook St
Fallbrook, CA 92028

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 *Kinsey Bell*
Kinsey Bell Escrow Assistant

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,

Redhawk Development Company, LLC, a Nevada Limited Liability Company

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

Matthew James O'Brien, a single man and Richard James O'Brien, a single man, as joint tenants with right of survivorship

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:

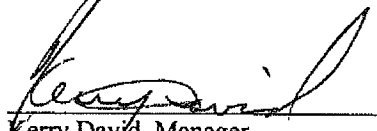
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 6 as shown on the FINAL MAP PLANNED DEVELOPMENT #05-011 SPRING CREEK SUBDIVISION, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 31, 2007 in Book 0817, Page 9185, as Document No. 708545, 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: 11/06/2020

Redhawk Development Company, LLC, a Nevada Limited Liability Company




Kerry David, Manager

STATE OF NEVADA


COUNTY OF Douglas } ss
This instrument was acknowledged before me on

11/12/2020

By Kerry David.



Notary Public

 **ANU JANSSE**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80889-5 - Expires March 20, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-02-001-036

2. Type of Property:

- | | |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. Total Value/Sales Price of Property: \$245,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: _____

Real Property Transfer Tax Due: \$955.50

(_____)

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 [Handwritten Signature]

Capacity escrow

Signature _____

Capacity _____

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

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

Print Name: Redhawk Development Company, LLC, a Nevada Limited Liability Company
Address: PO Box 1968
City: Zephyr Cove
State: NV Zip: 89448

Print Name: Matthew James O'Brien and Richard James O'Brien
Address: 325 E Fallbrook St
City: Fallbrook
State: CA Zip: 92028

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 121317-ARJ

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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