DOUGLAS COUNTY, NV RPTT:\$1950.00 Rec:\$40.00

2020-956815

\$1,990.00 Pgs=4

11/20/2020 01:20 PM

TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO: William A. Saladin and Christina E. Saladin, Trustees PO box 1923 Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2008677-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.: 1219-10-002-007 R.P.T.T. \$1,950.00 SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Lancaster One LLC, a Missouri Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to William A. Saladin and Christina E. Saladin, Trustees of the BTAWC Trust dated June 21, 2020

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.

Signature and notary acknowledgement on page two.

Lancaster One LLC, a Missouri Limited Liability Company	
By Jim Hawse, manazing member	\ \
9.0	\ \
STATE OF NEVADA COUNTY OF DOUGLAS	} ss:
This instrument was acknowledged before me o	n,
by Lancaster One LLC, a Missouri Limited Lin	ability Company
NOTARY PUBLIC	
This Notary Acknowledgement is attached to th	at certain Grant, Bargain, Sale Deed under escrow
No. 02008677.	DI LA LA
· ·	Please isee attachment
	\

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Clear Form

Print Form

EXHIBIT A LEGAL DESCRIPTION

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

PARCEL 1:

Lot 7, on Final Map of SIERRA COUNTRY ESTATES, PHASE 1, A PLANNED UNIT DEVELOPMENT, recorded March 28, 1996, Book 396, Page 4735, as Document No. 384282 of Official Records of Douglas County, State of Nevada.

PARCEL 2:

Together with a 24 foot Private Access Easements set forth on map of SIERRA COUNTRY ESTATES PHASE 1.

APN: 1219-10-002-007

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Numb	er(s)					\ \
a.	1219-10-002-007						\ \
b.							\ \
C.	<u></u>			······			\ \
đ.					_		_ \ \
2.	Type of Property:						
a.	✓ Vacant Land	b. 🗆	Single Fam. Res				ONAL USE ONLY
C.	☐ Condo/Twnhse	d. 🗆	2-4 Plex	400	look		age
e.	☐ Apt. Bldg	f. 🗆	Comm'l/Ind'l		ate of Record	ing:	***************************************
g.	☐ Agricultural	h. 🗆	Mobile Home		lotes:	\	
i.	Other	······································		/	1	\	
3. a.	Total Value/Sales Price	e of Prope	rty: 🤇 🔇	\$	500,000.00)	
b.	Deed in Lieu of Forecle	•	- Table - 1	S			
C.	Transfer Tax Value	•		\ s	500,000.00) /	The state of the s
d.	Real Property Transfer	r Tax Due:	/	\5	1,950.00	/	
4.	If Exemption Claimed			1	\vee		
т,	a. Transfer Tax Exe		er NRS 375.090. S	Section			
	b. Explain Reason f		The state of the s	/		·····	
	b. CAPIGITY (1000)				$\overline{}$	······································	
5 .	Partial Interest: Perce	ntage bein	a transferred: //	0%		<u> </u>	
375.1 suppo partie result	indersigned declares ar 10, that the information orted by documentation in a genalty of 10% of teller shall be jointly and	n provided if called u ce of any the tax du	I is correct to the pon to substantial claimed exemption of plus interest at	e best of te the info on, or othe 1% per m	their information provier determination onto. onto.	ition and lided herein on of addit	belief, and can be n. Furthermore, the ional tax due, may
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Signa		/ #J255		Capa	city	- y	70
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	SELLER (GRANTOR) (REQUIRE		HON	_/_=		EQUIRED)	
Drint I	Name: Lancaster One L	779	eouri	Drint Na	•	•	and Christina E.
	d Liability Company	LU, a lanas	JOURI		Trustees	. Calaum a	ind Cimbura L.
	SS: 13792 PACIFI	C BREE	ZE DR	Address		\mathcal{L}	
	SANTA ROSA VAL			City:	Jephin "	rhe	
	CAZip: 93012	I'		State: M		44	
	COMPANY/PER	SON REOL	IESTING RECO		0.	•	Buyer)
Print I	Name: Ticor Title of Nev			Escrow		77-020-RL	
	ss: 1483 US Highway 3		e B				
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED