

DOUGLAS COUNTY, NV  
RPTT:\$2291.25 Rec:\$40.00  
\$2,331.25 Pgs=5  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2020-958103**

**12/14/2020 02:40 PM**

WHEN RECORDED MAIL TO:  
Seth Martin Hildebrand  
2016 Virginia Dr  
Bradenton, FL 34205

MAIL TAX STATEMENTS TO:  
Seth Martin Hildebrand  
2016 Virginia Dr  
Bradenton, FL 34205

Escrow No. 2008345-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.: 1319-19-718-024  
R.P.T.T. \$2,291.25

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That 754 North LLC, a limited liability company

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to Seth Martin Hildebrand and Maureen Beth Hildebrand ,  
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.**

**SIGNED IN COUNTERPART**

754 North LLC, a limited liability company

By: Elliot Allen Cohn, Managing Member

By: Stacey Cohn, Managing Member

STATE OF NEVADA *Hawaii* @  
COUNTY OF DOUGLAS *Hawaii*

} ss:

This instrument was acknowledged before me on 12/9/2020  
by 754 North LLC, a limited liability company, Elliot Allen Cohn

NOTARY PUBLIC *Rasquel Featheran* *amp. 11/24/2022*

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02008345.

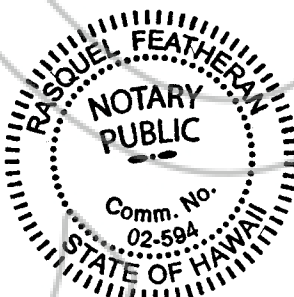
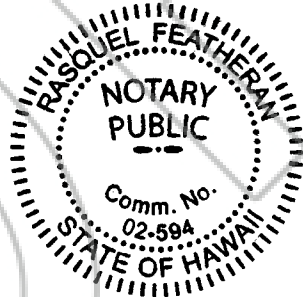
NOTARY CERTIFICATE, STATE OF HAWAII

Doc. Description/ID: *Grant, Bargain, Sale Deed*

Doc. Date: *undated* Pages: *3*

Notary Name: *Rasquel Featheran* 3 Circuit

Notary Signature *[Signature]* Cert. Date *12/9/2020*



**754 North LLC, a limited liability  
company**

By: Elliot Allen Cohn, Managing Member

By: Stacey Cohn, Managing Member

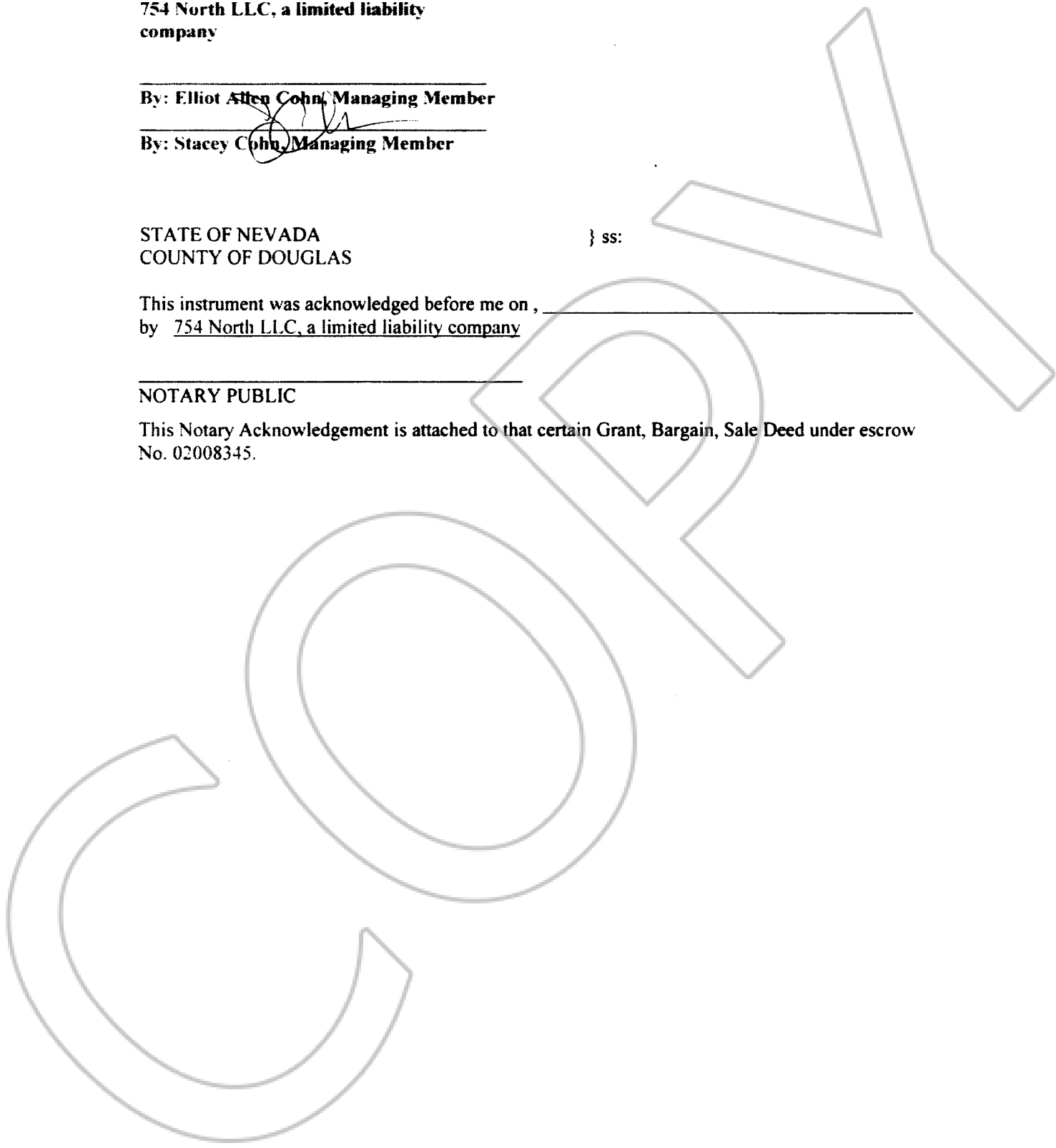
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , \_\_\_\_\_  
by 754 North LLC, a limited liability company

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02008345.



# 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.

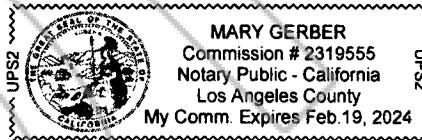
State of California  
County of San Luis Obispo )

On December 8, 2020 before me, Mary Gerber, Notary Public  
(insert name and title of the officer)

personally appeared Stacey Cohn,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary Gerber (Seal)

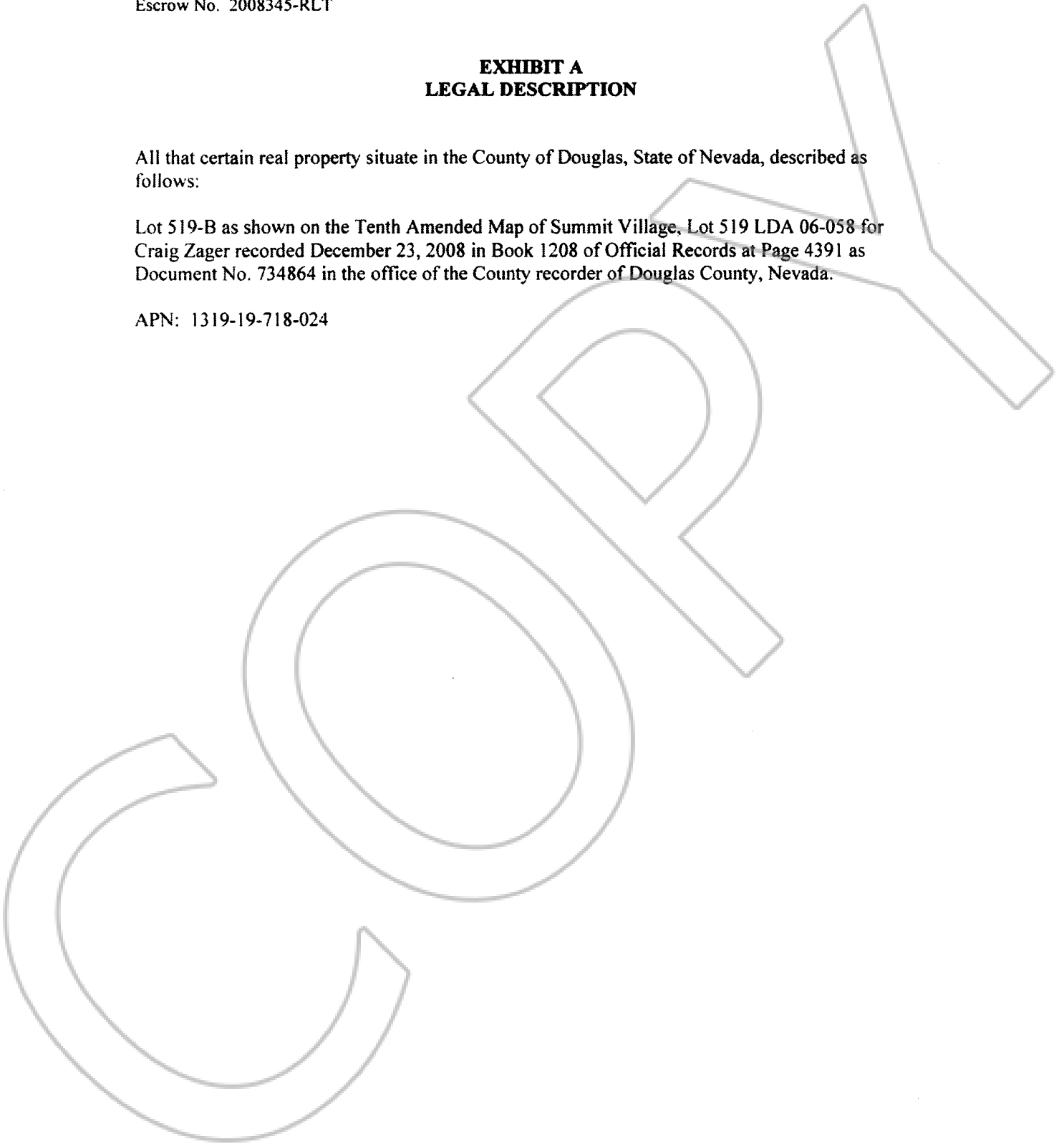
Escrow No. 2008345-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 519-B as shown on the Tenth Amended Map of Summit Village, Lot 519 LDA 06-058 for Craig Zager recorded December 23, 2008 in Book 1208 of Official Records at Page 4391 as Document No. 734864 in the office of the County recorder of Douglas County, Nevada.

APN: 1319-19-718-024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-19-718-024  
 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: \$ 587,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 587,500.00  
 d. Real Property Transfer Tax Due: \$ 2,291.25

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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: 754 North LLC, a limited liability company  
 Address: 401 Ryland St. Suite 200A  
 City: Reno  
 State: NV Zip: \_\_\_\_\_

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

Print Name: Seth Martin Hildebrand and Maureen Beth Hildebrand  
 Address: 2016 Virginia Dr.  
 City: Paradise  
 State: NV Zip: 89205

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02008345-020-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