

DOUGLAS COUNTY, NV **2020-958633**  
RPTT:\$1872.00 Rec:\$40.00  
\$1,912.00 Pgs=3 12/21/2020 03:30 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Ronald Lee B, LLC, a Nevada Limited Liability  
Company  
1560 Deseret Drive  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2008464-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.: 1320-32-111-029

R.P.T.T. \$ 1872.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Carolyn Wohlgemuth and Jeffrey L. Wohlgemuth, Husband and  
Wife, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Ronald Lee B, LLC, a Nevada Limited Liability Company

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.

Carolyn Wohlgemuth  
Carolyn Wohlgemuth

Jeffrey L. Wohlgemuth  
Jeffrey L. Wohlgemuth

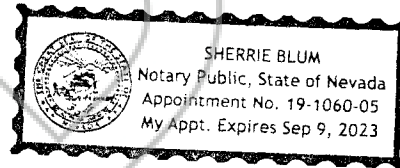
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , December 1, 2020  
by Carolyn Wohlgemuth and Jeffrey L. Wohlgemuth

[Signature]  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02008464.



Escrow No. 2008464-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada.

COMMENCING at the POINT OF BEGINNING which is the Northwest corner of Lot 19, Block N as set forth on that certain map of the Town of Minden, that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 2nd day of July 1906; thence South 63°25' East, 100.00 feet to the Northeast corner of Lot 16 as shown on said map; thence South 26°35' West, 47.50 feet along the Easterly line of said Lot 16; thence North 63°25' West, 100.00 feet, to the Westerly line of said Lot 19; thence North 26°35' East, 47.50 feet along the Westerly line of said Lot 19, to the POINT OF BEGINNING.

Reference is made to the Record of Survey for Robert and Amanda Sinclair, filed in the office of the Douglas County Recorder on May 6, 1994, File No. 336891.

APN: 1320-32-111-029

Note: Document No. 687217 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1320-32-111-029
- 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. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 479,900.00  
 Transfer Tax Value \$ 479,900.00  
 Real Property Transfer Tax Due: \$ 1,872.00

**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: Carolyn Wohlgemuth Capacity: grantor  
 Signature: Jeffrey L. Wohlgemuth Capacity: grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Carolyn Wohlgemuth and Jeffrey L. Wohlgemuth</u>	Print Name: <u>Ronald Lee B, LLC</u>
Address: <u>2687 Wildhorse</u> <u>Minden, NV 89423</u>	Address: <u>1560 Deseret Drive</u> <u>Minden, NV 89423</u>
City, State, Zip	City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2008464-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410