

DOUGLAS COUNTY, NV

2020-959265

RPTT:\$1618.50 Rec:\$40.00

\$1,658.50 Pgs=3

12/31/2020 12:22 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1420-28-410-003

RPTT: \$1,618.50

Recording Requested By:

Western Title Company

Escrow No.: 123575-SAB

When Recorded Mail To:

Catamount Properties 2018, LLC, a
Delaware Limited Liability Company
2320 Potosi Street, Suite 130
Las Vegas, NV 89146

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



Sherry Baker

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,

Anthony E. Lonnegren, an unmarried man

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

Catamount Properties 2018, LLC, a Delaware Limited Liability Company

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

Lot 15, as shown on the official map of COCHRAN ESTATES UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 23, 1970, in Book 82, Page 294, under File No. 50690.

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

Dated: 12/29/2020

Anthony E. Lonnegren 12-30-2020
Anthony E. Lonnegren Date

STATE OF Nevada

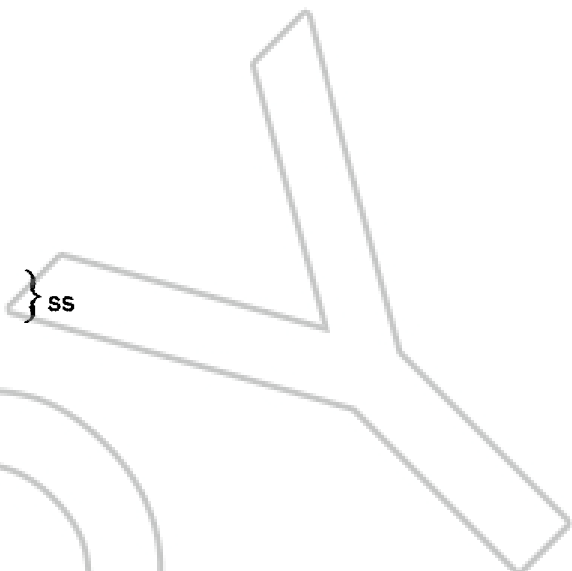
COUNTY OF Douglas

This instrument was acknowledged before me on

12-30-2020

By Anthony E. Lonnegren.

Donna Peacocke
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-28-410-003

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

2. Type of Property:
a) Vacant Land
c) Condo/Twnhse
e) Apt. Bldg
g) Agricultural
i) Other _____
b) Single Fam. Res.
d) 2-4 Plex
f) Comm'l/Ind'l
h) Mobile Home

3. Total Value/Sales Price of Property: \$415,000.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$415,000.00
Real Property Transfer Tax Due: \$1,618.50

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: % _____

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 Anthony E. Lonnegren Capacity Seller
Signature [Signature] Capacity Agent for Grantee

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

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

Print Name: Anthony E. Lonnegren
Address: 2543 East Valley Rd
City: Minden
State: NV Zip: 89423

Print Name: Catamount Properties 2018, LLC, a
Delaware Limited Liability Company
Address: 2320 Potosi Street, Suite 130
City: Las Vegas
State: NV Zip: 89146

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Kietzke Office
5390 Kietzke Ln Suite 101
City/State/Zip: Reno, NV 89511

Esc. #: 123575-SAB