

DOUGLAS COUNTY, NV
RPTT:\$1090.05 Rec:\$40.00
\$1,130.05 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2021-959486

01/06/2021 01:13 PM

APN#: 1321-32-002-039
RPTT: \$1,090.05

Recording Requested By:
Western Title Company
Escrow No.: 122864-ARJ

When Recorded Mail To:
Richard A Besette and Deborah A
Besette
4085 Westwood Drive
Carson City, NV 89703

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 DOCUMENT IS EXECUTED IN COUNTERPART

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,

Mid Town Ventures, LLC, a Nevada Limited Liability Company

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

Richard A Bessette and Deborah A Bessette, Husband and Wife 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:

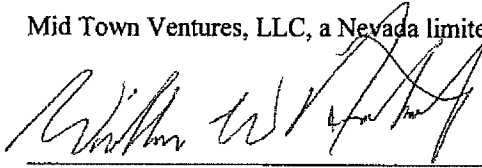
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 6 as shown on the FINAL SUBDIVISION MAP LDA 17-027 FOR HUNTERS POINT, filed for record in the office of the Douglas County Recorder, State of Nevada, on October 23, 2019 as Document No. 2019-937065, 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: 12/30/2020

Mid Town Ventures, LLC, a Nevada limited liability company



By: The Quails Nest Trust, 1999 dated July 28, 1999, Managing Member
By: William W. Nichols, Trustee

By: The C & R DeCarlo 1993 Trust dated July 22, 1993, Trustee
By: Ricky Paul DeCarlo, Trustee

STATE OF NEVADA

COUNTY OF DOUGLAS

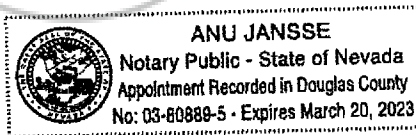
This instrument was acknowledged before me on

12/31/2020

By William W. Nichols and Ricky Paul DeCarlo



Notary Public



Mid Town Ventures, LLC, a Nevada limited liability company

By: The Quails Nest Trust, 1999 dated July 28, 1999, Managing Member
By: William W. Nichols, Trustee



Ricky Paul DeCarlo Trustee
By: The C & R DeCarlo 1993 Trust dated July 22, 1993, Trustee
By: Ricky Paul DeCarlo, Trustee

STATE OF NEVADA


COUNTY OF DOUGLAS

This instrument was acknowledged before me on

1/4/2021

By ~~William W. Nichols and~~ Ricky Paul DeCarlo.

[Signature]
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) 1321-32-002-039

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 |
| NOTES: _____ |
| _____ |

| | |
|--|--------------|
| 3. Total Value/Sales Price of Property: | \$279,500.00 |
| Deed in Lieu of Foreclosure Only (value of property) | (|
| Transfer Tax Value: | \$279,500.00 |
| Real Property Transfer Tax Due: | \$1,090.05 |

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 <u><i>Theresa Bell</i></u> | Capacity <u>escrow</u> |
| Signature _____ | Capacity _____ |

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

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

Print Name: Mid Town Ventures, LLC, a Nevada Limited Liability Company
Address: 220 Sheridan Creek Court
City: Gardnerville
State: NV **Zip:** 89460

Print Name: Richard A Bessette and Deborah A Bessette
Address: 4085 Westwood Drive
City: Carson City
State: NV **Zip:** 89703

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Douglas Office
 1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 122864-ARJ