

APN# : 1320-04-001-068

RPTT: \$2,655.90

DOUGLAS COUNTY, NV **2021-959809**
RPTT:\$2655.90 Rec:\$40.00
\$2,695.90 Pgs=4 01/12/2021 10:34 AM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 122277-WLD

When Recorded Mail To:

2505 Properties, LLC

1664 Windmill Road

Gardnerville, NV 89410

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 _____


Wendy Dunbar

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,

David B. Davis and Sharon Lynn Davis, Trustees of the Davis Family Trust dated May 4, 1992

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

2505 Properties, LLC, a Nevada limited liability company

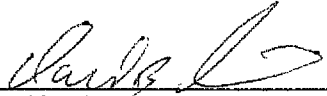
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

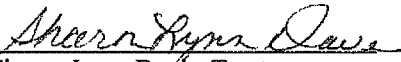
See attached Exhibit A

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

Dated: 01/05/2021

The Davis Family Trust


David B. Davis, Trustee


Sharon Lynn Davis, Trustee

STATE OF Nevada

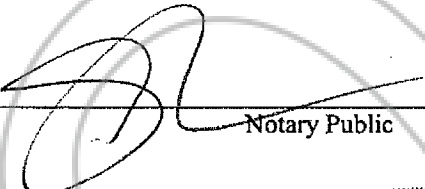
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

1-11-~~2020~~ 2021

By David B. Davis and Sharon Lynn Davis.


Notary Public

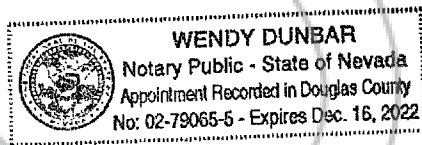


EXHIBIT "A"

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

Being a portion of Block K, as shown on the Final Map #1015-2 for CARSON VALLEY BUSINESS PARK PHASE 2, recorded in the office of the Douglas County Recorder, State of Nevada, on September 3, 1998, in Book 998, at Page 562, File No. 448664, Official Records further described as follows:

Lot 45 as set forth on Record of Survey #7 for CARSON VALLEY BUSINESS PARK PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 27, 2004 in Book 704, Page 11907, as Document No. 619925, and further Certificates of Amendment, recorded November 2, 2004, Book 1104, Page 1057, Document No. 628226.

**Assessor's Parcel Number(s):
1320-04-001-068**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-04-001-068

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:	\$680,800.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$680,800.00
Real Property Transfer Tax Due:	\$2,655.90

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 _____	Capacity <u>Escrow Agent</u>
Signature _____	Capacity _____

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

Print Name: David B. Davis and Sharon Lynn Davis,
Trustees of the Davis Family Trust dated
May 4, 1992
Address: P.O. Box 706
City: Genoa
State: NV Zip: 89411

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

Print Name: 2505 Properties, LLC
Address: 1664 Windmill Road
City: Gardnerville
State: NV Zip: 89410

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. #: 122277-WLD