

APN#: 1321-32-002-038  
RPTT: \$1,111.50

DOUGLAS COUNTY, NV  
RPTT:\$1111.50 Rec:\$40.00  
\$1,151.50 Pgs=3  
01/26/2021 02:18 PM  
ETRCO  
KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company  
Escrow No.: 123904-ARJ

When Recorded Mail To:  
Travis Titlow and Rosalie Rolfs  
Baker, Trustees of The Cota Family  
Trust, dated January 25, 2019  
90 River Vista Drive  
Dayton, NV 89403

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

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**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,

Mid Town Ventures, LLC, a Nevada Limited Liability Company

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

Travis Titlow and Rosalie Rolfs Baker, Trustees of The Cota Family Trust, dated January 25, 2019

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:

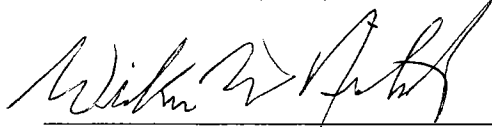
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 5 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.

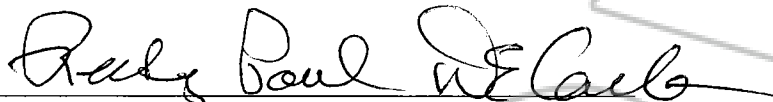
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 01/20/2021

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

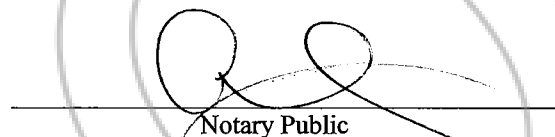
STATE OF NEVADA

COUNTY OF DOUGLAS

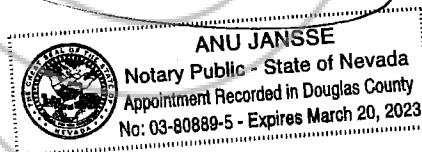
This instrument was acknowledged before me on

11/25/2021

By William W. Nicols and Ricky Paul DeCarlo.



Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1321-32-002-038

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$285,000.00  
 Deed in Lieu of Foreclosure Only(value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$285,000.00  
 Real Property Transfer Tax Due: \$1,111.50

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

5. Partial Interest: Percentage being transferred: 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 *Theresa Bell* Capacity ESCROW  
 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:** Travis Titlow and Rosalie Rolfs Baker, Trustees of The Cota Family Trust, dated January 25, 2019  
**Address:** 90 River Vista Drive  
**City:** Dayton  
**State:** NV **Zip:** 89403

**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. #:** 123904-ARJ

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)