

DOUGLAS COUNTY, NV

2021-960957

RPTT:\$117.00 Rec:\$40.00

\$157.00 Pgs=4

01/29/2021 01:40 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1022-15-001-124

RPTT: \$ 117 ⁰⁰

Recording Requested By:

Western Title Company

Escrow No.: 124057-WLD

When Recorded Mail To:

VG Construction Corp, a Nevada
Corporation

74 Conner Way

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 Assistant

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,

Vacant Land Now, LLC, a Pennsylvania limited liability company

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

VG Construction Corp, a Nevada Corporation

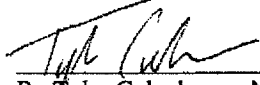
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

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: 01/28/2021

Vacant Land Now, LLC, a Pennsylvania limited liability company

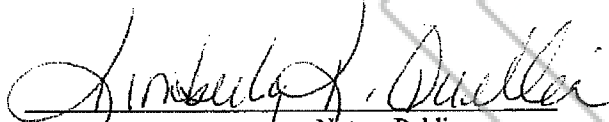


By Tyler Culvahouse, Managing Member

STATE OF Ohio

COUNTY OF Delaware } ss

This instrument was acknowledged before me on January 28, 2021 By Tyler Culvahouse.



Notary Public



KIMBERLY K. QUILLEN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
05-23-2023

EXHIBIT "A"

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

The following described parcel of land, lying entirely within Parcel A, as shown on the Official Plat of Topaz Ranch Estates, Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 27, Block H, and proceeding thence along the Easterly line of Lots 25, 26 and 27 of said Block H, South $12^{\circ}23'37''$ East 391.89 feet; thence North $72^{\circ}34'51''$ East 62.82 feet to a point on a curve; thence along said curve to the right, whose back tangent bears North $17^{\circ}25'09''$ West, having a central angle of $134^{\circ}24'55''$, a radius of 50.00 feet and along an arc length of 117.30 feet; thence North $12^{\circ}23'37''$ West 343.37 feet to a point on the South line of Lot 30, Block H, thence South $77^{\circ}36'23''$ West 144.12 feet along said line to the true point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 17, 2020, as Document No. 2020-958369 of Official Records.

**Assessor's Parcel Number(s):
1022-15-001-124**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1022-15-001-124

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:**

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$30,000.00

\$30,000 -
\$117 -

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 disallowance of any claimed exception, 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: M. Bowen Capacity: escrow agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
Print Name: Vacant Land Now, LLC, a Pennsylvania limited liability company
Address: 2062 Dantry Drive
City: Canonsburg
State: PA Zip: 15317

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: VG Construction Corp, a Nevada Corporation
Address: 74 Conner Way
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 124057-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410