

DOUGLAS COUNTY, NV **2021-961661**
RPTT:\$3256.50 Rec:\$40.00
\$3,296.50 Pgs=3 **02/09/2021 11:15 AM**
TOIYABE TITLE
KAREN ELLISON, RECORDER

APN: 1219-03-002-034

RPTT: \$3,256.50

Escrow No. 2012408

When Recorded Return to:

Ryan Cates

246 Sierra Shadows Lane
Gardnerville, NV 89460

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That East Creek, LLC, a Delaware Limited Liability Company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Ryan Cates, a single man

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

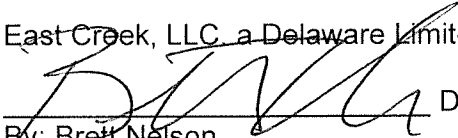
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2012408
Page Two.

Witness my hand(s) this 2 day of October, 2020.

East Creek, LLC, a Delaware Limited Liability Company


By: Brett Nelson
Its: Manager

Date: 10-2-2020

STATE OF Nevada
COUNTY OF ~~Douglas~~ Washoe

This instrument was acknowledged before me on this 2nd day of
October, 2020 by Brett Nelson as Manager for East Creek, LLC, a Delaware
Limited Liability Company



NOTARY PUBLIC

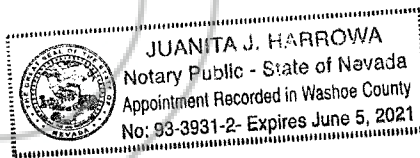
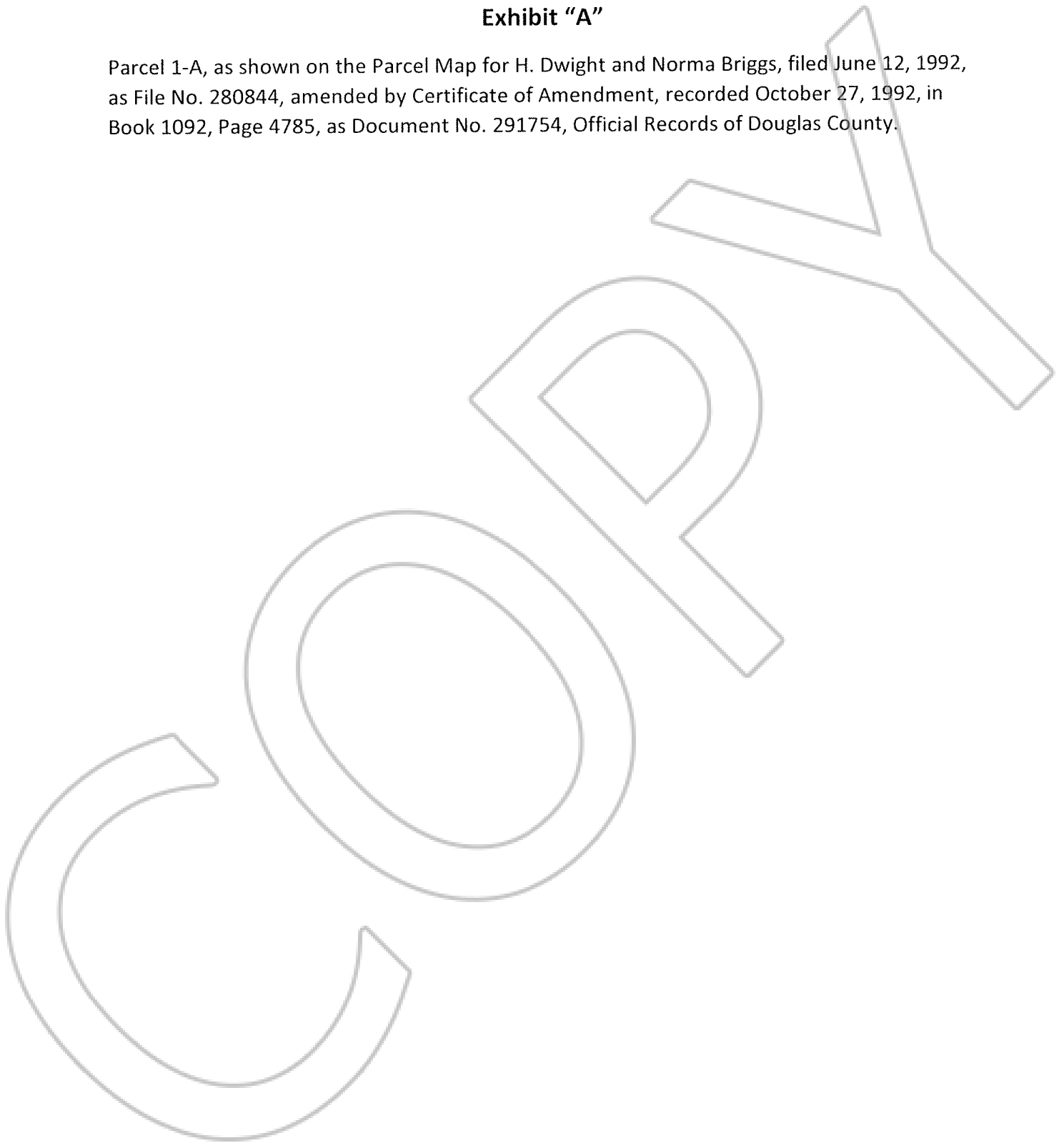


Exhibit "A"

Parcel 1-A, as shown on the Parcel Map for H. Dwight and Norma Briggs, filed June 12, 1992, as File No. 280844, amended by Certificate of Amendment, recorded October 27, 1992, in Book 1092, Page 4785, as Document No. 291754, Official Records of Douglas County.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-03-002-034
 b.
 c.
 d.

2. Type of Property
 a. Vacant Land
 b. Single Family Residence
 c. Condo/Townhouse
 d. 2 - 4 Plex
 e. Apartment Building
 f. Commercial/Industrial
 g. Agricultural
 h. Mobile Home
 i. Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$835,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____)
c. Transfer Tax Value	\$835,000.00
d. Real Property Transfer Tax Due	\$3,256.50

4. If Exempt Claimed:
 a. Transfer Tax Exemption, per 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: *Mark Grant for* Capacity: Grantor
 Signature: *Ryan Cates* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: East Creek, LLC. a Delaware Limited Liability Company
 Address: 6770 S McCarran Blvd
 City: Reno
 State: Nevada Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ryan Cates
 Address: 246 Sierra Shadows
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: Toiyabe Title File Number: 2012408
 Address: 6774 S McCarran Blvd Suite 102
 City: Reno State: NV Zip: 89509

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