

DOUGLAS COUNTY, NV
RPTT:\$1131.00 Rec:\$40.00
\$1,171.00 Pgs=3 03/12/2021 10:17 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1221-05-001-081
RPTT: \$1,131.00

Recording Requested By:
Western Title Company
Escrow No.: 124890-SLA
When Recorded Mail To:
Justin L. Lewallen and Catherine
M. Chicotka
1351 Toiyabe Ave.
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



Sherry Ackermann

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,

Mid Town Ventures, LLC, a Nevada Limited Liability Company

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

Justin L. Lewallen, an unmarried man and Catherine M. Chicotka, an unmarried woman as joint tenants

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 1 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: 03/05/2021

The Quails Nest Trust 1999

William W. Nichols
William W. Nichols, Trustee

William W. Nichols, Trustee of The Quails Nest Trust 1999

Mid Town Ventures, LLC, a Nevada limited liability company

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

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

STATE OF Nevada

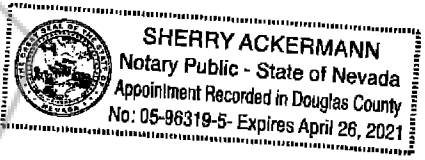
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
March 8, 2021

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

Sherry Ackermann
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1221-05-001-081

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: \$289,750.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$289,750.00
 Real Property Transfer Tax Due: \$1,131.00

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 On Ace Capacity Escrow
 Signature _____ Capacity _____

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

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

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

Print Name: Justin L. Lewallen and Catherine M. Chicotka
 Address: 1351 Toiyabe Ave.
 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. #: 124890-SLA

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