

DOUGLAS COUNTY, NV
RPTT:\$682.50 Rec:\$40.00
\$722.50 Pgs=2
03/19/2021 03:35 PM
2021-963853
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

A.P.N. No.:	1023-00-001-020
R.P.T.T.	\$ 682.50
File No.:	1109068
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Sage and Pine LLC, a Nevada limited liability company	
2030 Ellendale Road	
Reno, NV 89503	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Charles E. G. de St. Maurice and Lillian Michelle de St. Maurice, husband and wife as joint tenants**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Sage and Pine LLC, a Nevada limited liability company,

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

A parcel of land located within a portion of the North one-half of Section 16, Township 10 North, Range 23 East MDM, Douglas County, Nevada, being more particularly described as follows:

Parcel 3 as shown on Land Division Map recorded in the office of the Douglas County Recorder, State of Nevada, on June 18, 2004 in Book 0604, Page 9079, as File No. 616422, Official Records, Douglas County, Nevada.

APN: 1023-00-001-020

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 18, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

[Signature]
Charles E. G. de St. Maurice

[Signature]
Lillian Michelle de St. Maurice

State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the 18th day of March, 2021
By: Charles E. G. de St. Maurice and Lillian Michelle de St. Maurice

Signature: [Signature]
Notary Public

My Commission Expires: 09-18-2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1023-00-001-020
 b) _____
 c) _____
 d) _____
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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 175,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 175,000.00
 d. Real Property Transfer Tax Due \$ 682.50
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 [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Charles E. G. de St. Maurice,
Lillian Michelle de St. Maurice
 Address: 1305 Truckee Lane
 City: Fernley
 State: NV Zip: 89408

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Sage and Pine LLC, a Nevada
limited liability company
 Address: 2030 Ellendale Road
 City: Reno
 State: NV Zip: 89503

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1109068
 Address: 10539 Professional Cir, Ste 102
 City: Reno State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED