

DOUGLAS COUNTY, NV **2021-964518**
RPTT:\$1579.50 Rec:\$40.00
\$1,619.50 Pgs=5 **03/30/2021 03:00 PM**
ETRCO
KAREN ELLISON, RECORDER

APN# : 1420-07-215-001
RPTT: \$1,579.50

Recording Requested By:
Western Title Company

Escrow No.: 120060-MLM
When Recorded Mail To:
Monica Emmerich-Choi and
Tarryn Emmerich-Choi
3508 Tourmaline Dr.
Carson City, NV 89705

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



Lynn Moore

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,

Reno Sun, LLC, a Nevada limited liability company

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

Monica Emmerich-Choi and Tarryn Emmerich-Choi, wife and wife as joint tenants

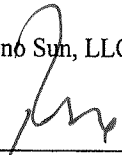
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

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: 03/24/2021

Reno Sun, LLC

By: 
Randeep Bling
Manager

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Randeep Bling as manager of Reno Sun, LLC..

Notary Public

} ss

See attached California Acknowledgment.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

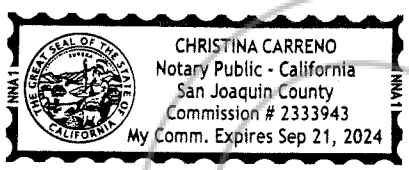
State of California }
County of San Joaquin }

On 03/23/2021 before me, Christina Carrero, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Randeep Bling
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Signature Christina Carrero
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Re: Valley Vista Lot 1
Title or Type of Document: Grant, Bargain, and Sale Deed
Document Date: 02/28/2021 Number of Pages: 3
Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)
Signer's Name: Randeep Bling
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other: Manager
Signer is Representing: Reno Vin, LLC

EXHIBIT "A"

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

PARCEL 1:

Lot 1, as set forth on the Final Map LDA 97-1007-8 for VALLEY VISTA ESTATES PHASE 7, recorded in the office of the Douglas County Recorder, State of Nevada on October 20, 2006 in Book 1006, Page 7712 as Document No. 686969 and Certificate of Amendment recorded on January 2, 2007 in Book 107, Page 26 as Document No. 691901, Official Records.

PARCEL 2

A non-exclusive easement for drainage and the construction, use, maintenance, replacement and repair of a drainage and/or detention basin and facilities as granted by a Drainage Easement Agreement recorded October 27, 2011 in Book 1011, Page 4775 as Document No. 791544, Official Records.

PARCEL 3:

A non-exclusive easement for open space improvements, facilities and access as granted by an Open Space Easement Agreement recorded October 27, 2011 in Book 1011, Page 4784, as Document No. 791545, Official Records.

**Assessor's Parcel Number(s):
1420-07-215-001**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-215-001

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: \$404,835.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$404,835.00
 Real Property Transfer Tax Due: \$1,579.50

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 _____ Capacity Escrow Agent
 Signature _____ Capacity Escrow Agent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: Reno Sun, LLC, a Nevada limited liability company
Address: 1701 W. March Lane, Ste D
City: Stockton
State: CA **Zip:** 95207

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: Monica Emmerich-Choi and Tarryn Emmerich-Choi
Address: 3508 Tourmaline Dr.
City: Carson City
State: NV **Zip:** 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Kietzke Office
 5390 Kietzke Ln Suite 101
City/State/Zip: Reno, NV 89511

Esc. #: 120060-MLM

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