

DOUGLAS COUNTY, NV  
RPTT:\$624.00 Rec:\$40.00  
\$664.00 Pgs=3

**2021-965285**  
04/09/2021 04:05 PM

TOIYABE TITLE  
KAREN ELLISON, RECORDER

**APN: 1320-33-401-021**

**RPTT: \$624.00**

**Escrow No. 2112956**

**When Recorded Return to:**

**Clan Alpine LLC, a Nevada limited liability company  
6774 S. McCarran Blvd  
Reno, NV 89509**

**Mail Tax Statements to:**

**Grantee same as above.**

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### **Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Joseph A. Valdes and Regina D. Britschgi, husband and wife as joint tenants with right of survivorship

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Clan Alpine LLC, a Nevada limited liability company

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. 2112956  
Page Two.

Witness our hand(s) this 6<sup>th</sup> day of April 2021.

Joseph A. Valdes  
Joseph A. Valdes

Regina D. Britschgi  
Regina D. Britschgi

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on this 6<sup>th</sup> day of  
APRIL 2021, by Joseph A. Valdes and Regina D. Britschgi

Natalie Frey

NOTARY PUBC



## **Exhibit "A"**

all that certain piece of parcel of land situate in Section 33, Township 13 North, Range 20 East, M.D.B., and more particularly described as follows:

Commencing at the intersection of Gilman Ave. and Douglas Ave. as shown on the Record of Survey, Document No. 632776, thence North  $44^{\circ}44'26''$  East, along the centerline of Gilman Ave, 25.00 feet; thence South  $45^{\circ}08'18''$  East, 30.00 feet to a 5/8 rebar cap, per Document # 632776, which is the Point of Beginning; thence through the following courses;

North  $44^{\circ}44'26''$  East, 9180 feet to a 5/8" rebar and cap, per Document # 527646;  
South  $45^{\circ}08'18''$  East, 50.00 feet to a 5/8" rebar and cap, per Document # 527646;  
South  $44^{\circ}48'11''$  West, 91.80 feet to the Northeasterly Right-of-Way of Douglas Ave;  
North  $45^{\circ}08'18''$  West, along the said Right-of-Way, 50.00 feet to the Point of Beginning.

the bearing of North  $44^{\circ}44'26''$  East along the centerline of Gilman Ave, as shown on the Record of Survey # 527646, was used as the Basis of Bearings for this description.

The above legal description appeared previously in that certain Document recorded on September 11, 2019, as Document No. 935014, of Official Records, pursuant to NRS Section 6. NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-33-401-021  
 b.  
 c.  
 d.

2. Type of Property
- |  |   |
|--|---|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse        | d. <input type="checkbox"/> 2 – 4 Plex              |
| e. <input type="checkbox"/> Apartment Building     | f. <input type="checkbox"/> Commercial/Industrial   |
| g. <input type="checkbox"/> Agricultural           | h. <input type="checkbox"/> Mobile Home             |
| i. <input type="checkbox"/> Other                  |   |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$160,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____ )
c. Transfer Tax Value	\$160,000.00
d. Real Property Transfer Tax Due	\$624.00

4. If Exempt Claimed:  
 a. Transfer Tax Exemption, per 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: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Joseph A. Valdes and Regina D. Britschgi  
 Address: 970 Morningstar Ct  
 City: Gardnerville  
 State: Nevada Zip: 89460

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

Print Name: Clan Alpine LLC, a Nevada limited liability company  
 Address: 6770 S McCarran Blvd  
 City: Reno  
 State: Nevada Zip: 89509

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

Print Name: Toiyabe Title File Number: 2112956  
 Address: 1625 Hwy 88 Suite 400  
 City: Minden State: NV Zip: 89423

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