

DOUGLAS COUNTY, NV **2021-965349**
RPTT:\$2925.00 Rec:\$40.00
\$2,965.00 Pgs=4 04/12/2021 11:02 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-23-002-026

RPTT: \$2,925.00

Recording Requested By:

Western Title Company

Escrow No.: 124356-WLD

When Recorded Mail To:

Fred D. Ferrer Jr. and Denise
Ferrer

1685 Grandview Parkway
Minden, NV 89423

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 _____


Wendy Dunbar

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,

Cormorant Holdings, LLC, a Nevada limited liability company

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

Fred D. Ferrer Jr. and Denise Ferrer, husband and wife as joint tenants with right of survivorship

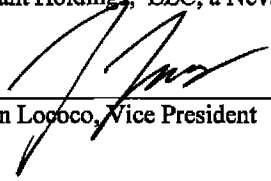
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

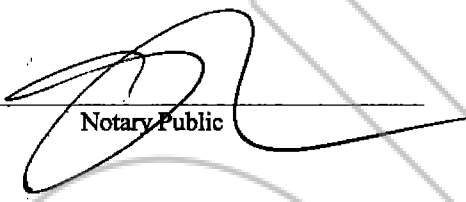
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/08/2021

Cormorant Holdings, LLC, a Nevada limited liability company


By Jason Lococo, Vice President

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on April
9, 2021 By Jason Lococo.


Notary Public



WENDY DUNBAR
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires Dec. 18, 2022

EXHIBIT "A"

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

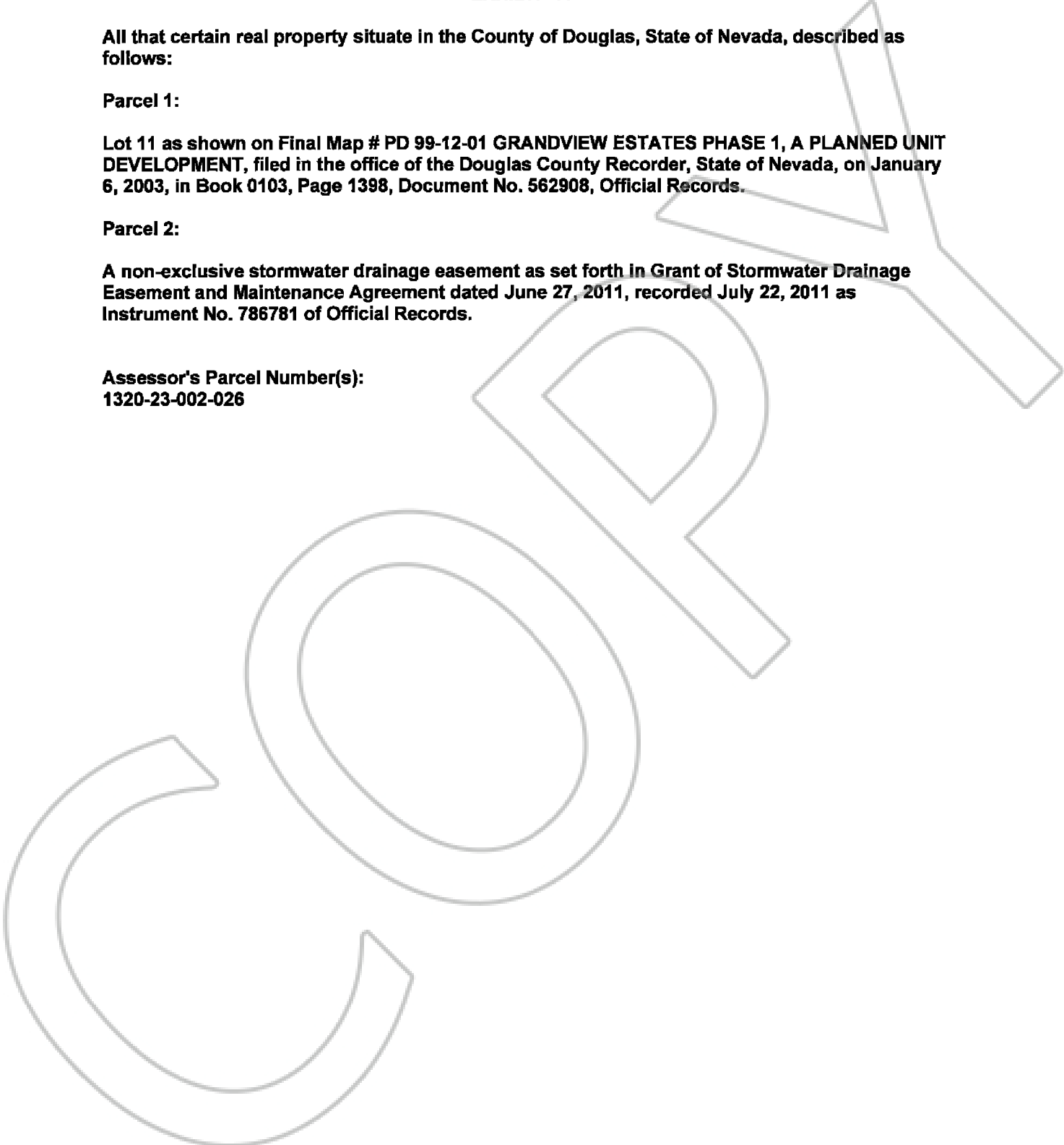
Parcel 1:

Lot 11 as shown on Final Map # PD 99-12-01 GRANDVIEW ESTATES PHASE 1, A PLANNED UNIT DEVELOPMENT, filed in the office of the Douglas County Recorder, State of Nevada, on January 6, 2003, in Book 0103, Page 1398, Document No. 562908, Official Records.

Parcel 2:

A non-exclusive stormwater drainage easement as set forth in Grant of Stormwater Drainage Easement and Maintenance Agreement dated June 27, 2011, recorded July 22, 2011 as Instrument No. 786781 of Official Records.

**Assessor's Parcel Number(s):
1320-23-002-026**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1320-23-002-026

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:**
 Deed in Lieu of Foreclosure Only (value of property)
 Transfer Tax Value:
 Real Property Transfer Tax Due:

 \$750,000.00

 \$750,000.00

 \$2,925.00

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 disallowance of any claimed exception, 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 _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cormorant Holdings, LLC, a Nevada limited liability company
 Address: 1737 Sunset Ct.
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fred D. Ferrer Jr. and Denise Ferrer
 Address: 1685 Grandview Parkway
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 124356-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410