

DOUGLAS COUNTY, NV  
RPTT:\$1076.40 Rec:\$40.00  
\$1,116.40 Pgs=2  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

**2021-966688**

**04/30/2021 01:50 PM**

A.P.N.: 1320-04-01-005  
File No: 143-2618934 (mk)  
R.P.T.T.: \$1,076.40

When Recorded Mail To: Mail Tax Statements To:  
Barking Dreams, LLC  
1118 Montecito  
Minden , NV 89423

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Ramsden Properties LTD., a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Barking Dreams, LLC., a Nevada limited liability company

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

**LOT 11 IN BLOCK D, TOGETHER WITH THAT PORTION OF MID VALLEY PARKWAY AS ABANDONED ON SEPTEMBER 1, 1995 IN BOOK 995 AT PAGE 42 AS FILE NO. 369679, OFFICIAL RECORDS, AS SHOWN ON THE OFFICIAL MAP OF CARSON VALLEY BUSINESS PARK PHASE 1, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 21, 1993 IN BOOK 933, AT PAGE 3579 AS FILE NO. 318019, OFFICIAL RECORDS.**

**REFERENCE IS HEREBY MADE TO THAT CERTAIN RECORD OF SURVEY MAP IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT RECORDED ON JULY 28, 1995 IN BOOK 795 AT PAGE 4518 AS DOCUMENT NO. 367095, OFFICIAL RECORDS.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Ramsden Properties LTD., a limited liability company

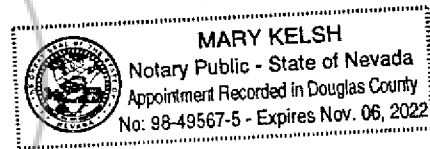
By: *P.W. Ramsden*

Name: P.W. Ramsden  
Title: Managing Member

STATE OF **NEVADA** )  
 )  
 ) **SS.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on *April 30, 2021* by **P.W. Ramsden, managing member.**

*Mary Kelsh*  
Notary Public  
(My commission expires: *11-6-22*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2618934.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-04-01-005  
 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  
 i)  Other \_\_\_\_\_

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

3. a) Total Value/Sales Price of Property: \$275,600.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$275,600.00  
 d) Real Property Transfer Tax Due \$1,076.40

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: [Signature]  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Ramsden Properties LTD  
 Address: 1219 Golden Eagle Ct  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Barking Dreams, LLC  
 Address: 1118 Montecito  
 City: Minden  
 State: NV Zip: 89423

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2618934 mk/ mk  
 State: NV Zip: 89423

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