

DOUGLAS COUNTY, NV

**2021-966722**

RPTT:\$2145.00 Rec:\$40.00

\$2,185.00 Pgs=4

**04/30/2021 03:46 PM**

ETRCO

KAREN ELLISON, RECORDER

**APN# :** 1220-16-210-165

**RPTT:** \$2,145.00

**Recording Requested By:**

Western Title Company

**Escrow No.:** 125078-SAB

**When Recorded Mail To:**

**Alberto Navarrete Gonzalez and**

**Reyna G. Beltran Guzman**

**1240 Monarch Lane**

**Gardnerville NV 89460**

**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**



**Sherry Baker**

**Escrow Officer**

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**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,

Catamount Properties 2018, LLC, a Delaware Limited Liability Company

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

Alberto Navarrete Gonzalez and Reyna G. Beltran Guzman, husband 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 Gardnerville, County of Douglas State of Nevada bounded and described as follows:

Lot 17, Block F, as said Lot and Block are shown on the Amended map of RANCHOS ESTATES, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, as Document No. 62493.

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

Dated: 04/22/2021

Catamount Properties 2018, LLC, a Delaware Limited Liability Company  
By Its Manager Wedgewood, LLC, a Delaware Limited Liability Company

By: *Wade Brandenberger*  
Wade Brandenberger, Vice President

STATE OF \_\_\_\_\_ } ss

COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on

\_\_\_\_\_

By Wade Brandenberger.

\_\_\_\_\_  
Notary Public

"SEE ATTACHED"

# ACKNOWLEDGMENT

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 Los Angeles )

On April 28, 2021 before me, Ashlie Pimentel Espinoza  
(insert name and title of the officer)

personally appeared Wade P. Brandenberger,  
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 A. Pimentel (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-16-210-165

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: \$550,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$550,000.00  
 Real Property Transfer Tax Due: \$2,145.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: %

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 *[Handwritten Signature]* Capacity Grantee  
 Signature *[Handwritten Signature]* Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Catamount Properties 2018, LLC, a Delaware Limited Liability Company  
 Address: 2320 Potosi Street, Suite 130  
 City: Las Vegas  
 State: NV Zip: 89146

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Alberto Navarrete Gonzalez and Reyna G. Beltran Guzman  
 Address: 1240 Monarch Lane  
 City: Gardnerville  
 State: NV Zip: 89460

**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. #: 125078-SAB