

DOUGLAS COUNTY, NV **2021-967315**  
RPTT:\$1780.35 Rec:\$40.00  
\$1,820.35 Pgs=3 05/12/2021 03:21 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1320-29-613-003  
RPTT: \$1,780.35

Recording Requested By:  
Western Title Company  
Escrow No.: 124956-SLA  
When Recorded Mail To:  
Asset Preservation FBO Vernalis  
Partners, LTD.  
P.O. Box 510  
Lathrop, CA 95330

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 Ackermann

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,

Town Homes at Monterra III, LLC, a Nevada Limited Liability Company

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

Vernalis Partners, LTD, a California Limited Partnership

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:

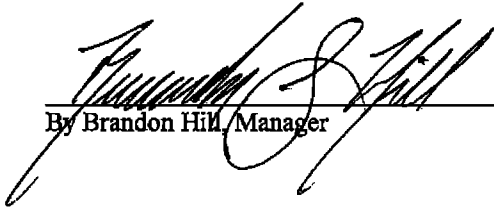
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 30, as shown on the FINAL MAP A PLANNED UNIT DEVELOPMENT DP 18-0200 MODIFIED BY DP 19-0441 THE TOWNES AT MONTEERRA PHASE 3B-2, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 4, 2020 as Document No. 2020-952000, Official Records.

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

Dated: 05/03/2021

Town Homes at Monterra III, LLC, a Nevada Limited Liability Company

  
By Brandon Hill, Manager

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

May 7, 2021

By Brandon Hill.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-29-613-003

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: \$456,069.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$456,069.00  
 Real Property Transfer Tax Due: \$1,780.35

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 *[Signature]* Capacity *Escrow*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Town Homes at Monterra III, LLC, a Nevada Limited Liability Company  
 Address: 1625 US Highway 88, Suite 102  
 City: Minden  
 State: NV Zip: 89423

Print Name: Vernalis Partners, LTD.  
 Address: P.O. Box 510  
 City: Lathrop  
 State: CA Zip: 95330

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 124956-SLA

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