

APN#: 1220-08-812-019

RPTT: \$3,281.85

DOUGLAS COUNTY, NV
RPTT:\$3281.85 Rec:\$40.00
\$3,321.85 Pgs=4
WESTERN TITLE
KAREN ELLISON, RECORDER

2021-971092

07/19/2021 03:10 PM

Recording Requested By:

Western Title Company

Escrow No.: 121768-AMG

When Recorded Mail To:

Gerald Miller and Karen Miller

1082 Rocky Terrace Dr

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


Amy Gutierrez

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,

Lanturn Investments LLC, a Nevada limited liability company

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

Gerald Miller and Karen Miller, 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 Gardnerville, 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: 06/29/2021

Lanturn Investmens, LLC, a Nevada
limited liability company

By: 
Mark B. Turner, Managing Member

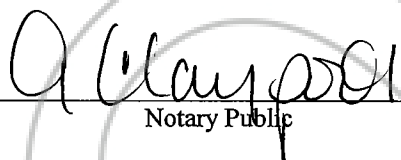
By: 
Sam Landis, Managing Member

STATE OF Nevada } ss
COUNTY OF Carson City

This instrument was acknowledged before me on

July 16, 2021

By Mark B. Turner and Sam Landis.


Notary Public

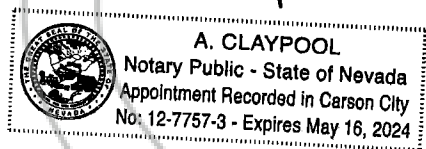


EXHIBIT "A"

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

Parcel 1:

Lot 17 in Block A, as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

EXCEPTING THEREFROM those certain water rights as reserved in a Deed, recorded October 21, 2008, as Document No. 731678, Official Records.

**Assessor's Parcel Number(s):
1220-08-812-019**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-08-812-019

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: \$ 841,007.49
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$ 841,007.49
 Real Property Transfer Tax Due: \$ 3,281.85

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 A Claypool Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Lanturn Investments LLC, a Nevada
 limited liability company
 Address: P.O. Box 21815
 City: Carson City
 State: NV Zip: 89721

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Gerald Miller and Karen Miller
 Address: 1082 Rocky Terrace Dr
 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 Esc. #: 121768-AMG
 Address: Carson Office
 2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701