

DOUGLAS COUNTY, NV **2021-972254**
RPTT:\$9014.85 Rec:\$40.00
\$9,054.85 Pgs=3 **08/09/2021 03:57 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Ronald J. Petrinovich
3419 Alura Lane
Carson City, NV 89705

MAIL TAX STATEMENTS TO:
Ronald J. Petrinovich
3419 Alura Lane
Carson City, NV 89705

Escrow No. 2101422-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1419-11-002-068
R.P.T.T. \$9,014.85

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Freedom Ranch Development Company, LLC, A Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Ronald J. Petrinovich and Karen P. Petrinovich, husband and wife, as community property with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Freedom Ranch Development Company,
LLC, A Nevada Limited Liability
Company

By: Clinton J. Schue, Manager

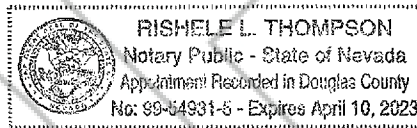
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 8/5/2021
by Clinton J. Schue, Manager

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02101422.



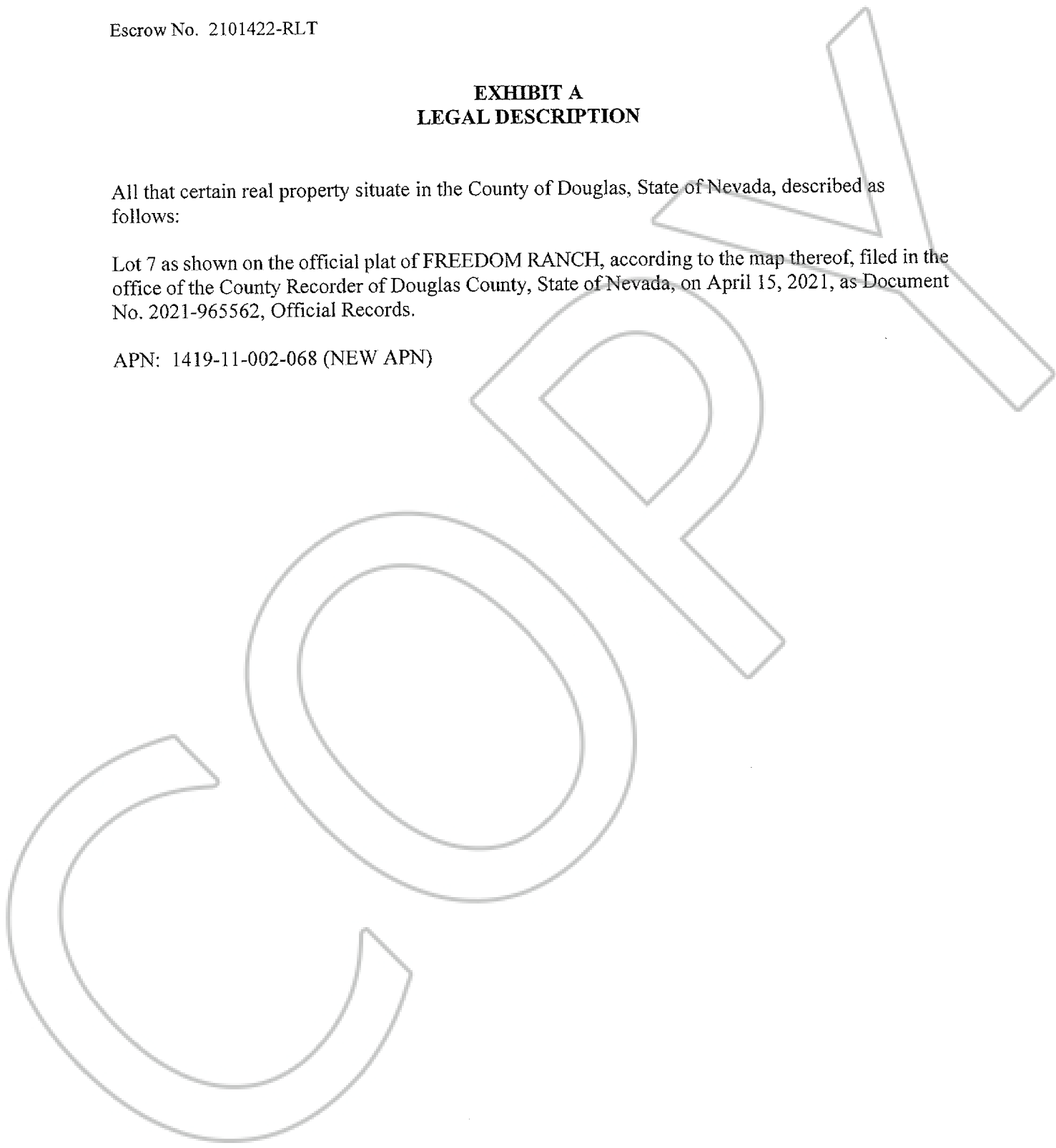
Escrow No. 2101422-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 7 as shown on the official plat of FREEDOM RANCH, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 15, 2021, as Document No. 2021-965562, Official Records.

APN: 1419-11-002-068 (NEW APN)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-11-002-068
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 2,311,200.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 2,311,200.00
 d. Real Property Transfer Tax Due: \$ 9,014.85

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

5. Partial Interest: Percentage being transferred: _____ %

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: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Freedom Ranch Development
 Company, LLC, A Nevada Limited Liability
 Company
 Address: PO BOX 1336
 City: Zephyr Cove
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Ronald J. Petrinovich and Karen
 Petrinovich
 Address: 3419 Aluma Lane
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02101422-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED