

DOUGLAS COUNTY, NV

2022-987821

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CROSS LAW

KAREN ELLISON, RECORDER

E01

APN: 1022-18-001-017

**Return Document to:**

Cross Law Group  
611 Sierra Rose Drive, Suite B  
Reno, NV 89511

**Send tax statements to:**

Capital Appreciation Consulting, LLC  
P.O. Box 6508  
Gardnerville, NV 89460

## GRANT, BARGAIN, and SALE DEED

*FOR NO CONSIDERATION*, the receipt and adequacy of which is hereby acknowledged, the Grantor, Terry L. Davis and Jodi L. Davis, LLC, a Nevada Limited Liability Company;

Do(es) hereby *GRANT, BARGAIN*, and *SELL* to:

Capital Appreciation Consulting, LLC, a Nevada Limited Liability Company;

all right, title, and interest to the real property situated in the County of Douglas, State of Nevada, and legally described as follows:

SEE EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

*SUBJECT* to current taxes and other assessments, all covenants, conditions, restrictions, reservations, rights, and easements now of record.

*TO HAVE AND TO HOLD* the said premises 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.

*This Grant, Bargain and Sale Deed is being recorded to reflect the name change of the Grantee in the deed recorded on September 29, 2016, as Document No. 2016-888430, in Office of the County Recorder of Douglas County, State of Nevada. The Grantee, Terry L. Davis and Jodi L. Davis, LLC, a Nevada Limited Liability Company has since changed names to Capital Appreciation Consulting, LLC, a Nevada Limited Liability Company.*

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Dated this 18 day of July, 2022

Signed, sealed, and delivered by:

Jodi L. Davis  
Jodi L. Davis

Terry L. Davis  
Terry L. Davis

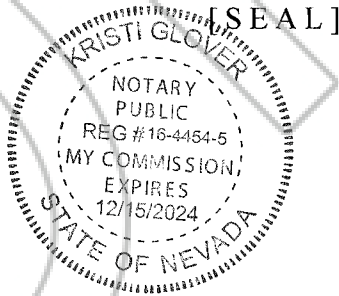
ACKNOWLEDGMENT

STATE OF NEVADA            )  
  )  
COUNTY OF Douglas        ) ss.  
~~WASHOE~~                    )

On this 18 day of July, 2022, Jodi L. Davis and Terry L. Davis, personally appeared before me and proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies).

Witness my hand and official seal.

Karom  
Notary Public



This Notary Acknowledgement is attached to the Grant, Bargain, and Sale Deed dated this 18 day of July, 2022.

## LEGAL DESCRIPTION

### Exhibit "A"

All that portion of the North 1/2 of Section 18, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Commencing at the Section corner common to Sections 7, 12, 13 and 18, in said Township and Range;

thence along the North line of said Section 18, North 86°43' East a distance of 1,980 feet;

thence leaving said section South 03°17' East a distance of 660 feet to the True Point of Beginning, a point in the centerline of a 60 foot road easement;

thence from the True Point of Beginning, along the centerline of said 60 foot road easement (Penrod Lane), North 86°43' East a distance of 660 feet;

thence leaving said centerline South 03°17' East a distance of 660 feet;

thence South 86°43' West a distance of 660 feet;

thence North 03°17' West a distance of 660 feet to the True Point of Beginning, being known as Parcel 8, Record of Survey, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 10, 1969, as File No. 45990.

Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 704369, Book 707, Page 518 on July 3, 2007.

APN: 1022-18-001-017

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1022-18-001-017
- b. \_\_\_\_\_
- c. \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
  - b)  Single Fam. Res.
  - c)  Condo/Townhome
  - d)  2-4 Plex
  - e)  Apt. Building
  - f)  Comm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
- Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value /Sales Price of Property: \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ ( 0.00 )
- c. Transfer Tax Value: \$ 0.00
- d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section (1)
- b. Explain Reason for Exemption: A mere change in identity, form of place of organization, such as a transfer between business entity and its parent, its subsidiary or an affiliated business entity if the affiliated business entity has identical common ownership.

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

The undersigned declare and acknowledge, 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: \_\_\_\_\_ Capacity: Attorney

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Terry L. Davis and Jodi L. Davis, LLC  
 Address: P.O. Box 6508  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Capital Appreciation Consulting, LLC  
 Address: P.O. Box 6508  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Cross Law Group, PC Escrow #: \_\_\_\_\_  
 Address: 611 Sierra Rose Drive, Suite B  
 City: Reno State: NV Zip: 89511

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