

DOUGLAS COUNTY, NV **2022-990900**
RPTT:\$4580.55 Rec:\$40.00
\$4,620.55 Pgs=2 10/18/2022 09:19 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-34-610-042
R.P.T.T.	\$4,580.55
File No.:	1649402 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Tito's Properties LLC, a California limited liability company	
2401 Boonville Road	
Ukiah, CA 95482	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Lanturn Investments LLC, a Nevada limited liability company

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Tito's Properties LLC, a California limited liability company,

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

Lot 93, in Block 3, as set forth on the Final Subdivision Map LDA 01-069 for BRAMWELL HOMESTEAD, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 12, 2002, in Book 802, at Page 3324, as Document No. 549307, Official Records.

*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: October 17, 2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Lanturn Investments LLC, a Nevada limited liability company

M.B.T.

Mark B. Turner, Managing Member

[Signature]

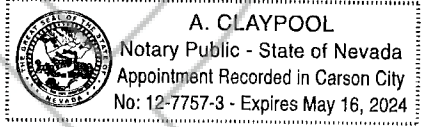
Sam Landis, Managing Member

State of Nevada)
) ss
County of Carson City)

This instrument was acknowledged before me on the 17 day of October, 2022
By: Mark B. Turner and Sam Landis as Managing Members of Lanturn Investments LLC, a Nevada limited liability company

Signature: A. Claypool
Notary Public

My Commission Expires: 5/16/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-34-610-042
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,174,346.83
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,174,346.83
 d. Real Property Transfer Tax Due \$ 4,580.55

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 _____ Grantor _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lanturn Investments LLC, a Nevada
limited liability company
 Address: 3075 College Dr
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Tito's Properties LLC, a California
limited liability company
 Address: 2401 Boonville Road
 City: Ukiah
 State: CA Zip: 95482

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1649402 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED