

DOUGLAS COUNTY, NV **2023-1001769**
RPTT:\$6630.00 Rec:\$40.00
\$6,670.00 Pgs=3 **10/26/2023 09:37 AM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Cottonwood 88, LLC, a Nevada limited liability
company
PO Box 1642
Castroville, CA 95012

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2301451-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.: 1320-31-000-017
R.P.T.T. \$6,630.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Timothy Andrew Pegram, Trustee of the Jacob M. Pegram
Irrevocable Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Cottonwood 88, LLC, a Nevada limited liability company

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.

Order No.: 02301451-RLT

EXHIBIT A

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

The South 1/2 of Southeast 1/4 of Section 31 in Township 13 North, Range 20 East, M.D.B. & M.

EXCEPTING THEREFROM that portion of above described land lying within the boundaries of the County Road running through the center of Section 31.

FURTHER EXCEPTING THEREFROM all that portion of said premises conveyed to Duane E. Mack in Deed recorded February 16, 1933 in Book T of Deeds, at Page 408, Douglas County, Nevada records.

And Further Excepting therefrom that portion of said land lying within the ordinary high water line of this East Fork of the Carson River.

APN: 1320-31-000-017

Note: Document No. 2017-904253 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-31-000-017
 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: \$ 1,700,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,700,000.00
 d. Real Property Transfer Tax Due: \$ 6,630.00

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 *Timothy Pegram* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Timothy Andrew Pegram, Trustee of the Jacob M. Pegram Irrevocable Trust
 Address: 1627 US Hwy 395 N
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Cottonwood 88, LLC, a Nevada limited liability company
 Address: PO Box 1642
 City: Castroville
 State: CA Zip: 95012

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301451-020-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