

DOUGLAS COUNTY, NV

**2023-1002773**

RPTT:\$2086.50 Rec:\$40.00

\$2,126.50 Pgs=4

**11/30/2023 02:50 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-21-510-166  
R.P.T.T.: \$2,086.50  
Escrow No.: 23038055-SA  
When Recorded Return To:  
John Charles Alexander  
3325 Marlene Drive  
Sacramento, CA 95821

Mail Tax Statements to:  
John Charles Alexander  
3325 Marlene Drive  
Sacramento, CA 95821

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

\*\*\*This document is being executed in counterpart\*\*\*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**L/One Properties, LLC, a Nevada Limited Liability Company**

do(es) hereby Grant, Bargain, Sell and Convey to

**John Charles Alexander, an unmarried man**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 14<sup>th</sup> day of November, 2023.

L/One Properties, LLC, a Nevada Limited Liability Company

BY: Brian Eschen  
Brian Eschen  
Manager

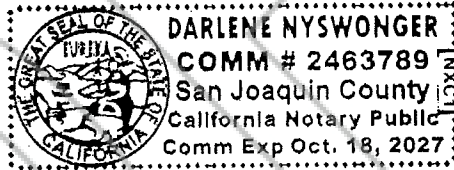
BY: \_\_\_\_\_  
Jeffrey Eschen  
Manager

STATE OF NEVADA California

COUNTY OF San Joaquin

This instrument was acknowledged before me on this 14<sup>th</sup> day of November, 2023 by Brian Eschen, as Manager of L/One Properties, LLC, a Nevada Limited Liability Company. DN

[Signature]  
Notary Public



STATE OF NEVADA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Jeffrey Eschen, as Manager of L/One Properties, LLC, a Nevada Limited Liability Company.

\_\_\_\_\_  
Notary Public

Dated this 13 day of November, 2023.

L/One Properties, LLC, a Nevada Limited Liability Company

BY: \_\_\_\_\_  
Brian Eschen  
Manager

BY: Jeffrey Eschen  
Jeffrey Eschen  
Manager

STATE OF NEVADA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Brian Eschen, as Manager of L/One Properties, LLC, a Nevada Limited Liability Company.

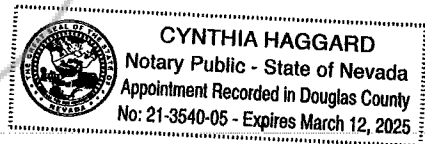
\_\_\_\_\_  
Notary Public

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 13 day of November, 2023 by Jeffrey Eschen, as Manager of L/One Properties, LLC, a Nevada Limited Liability Company.

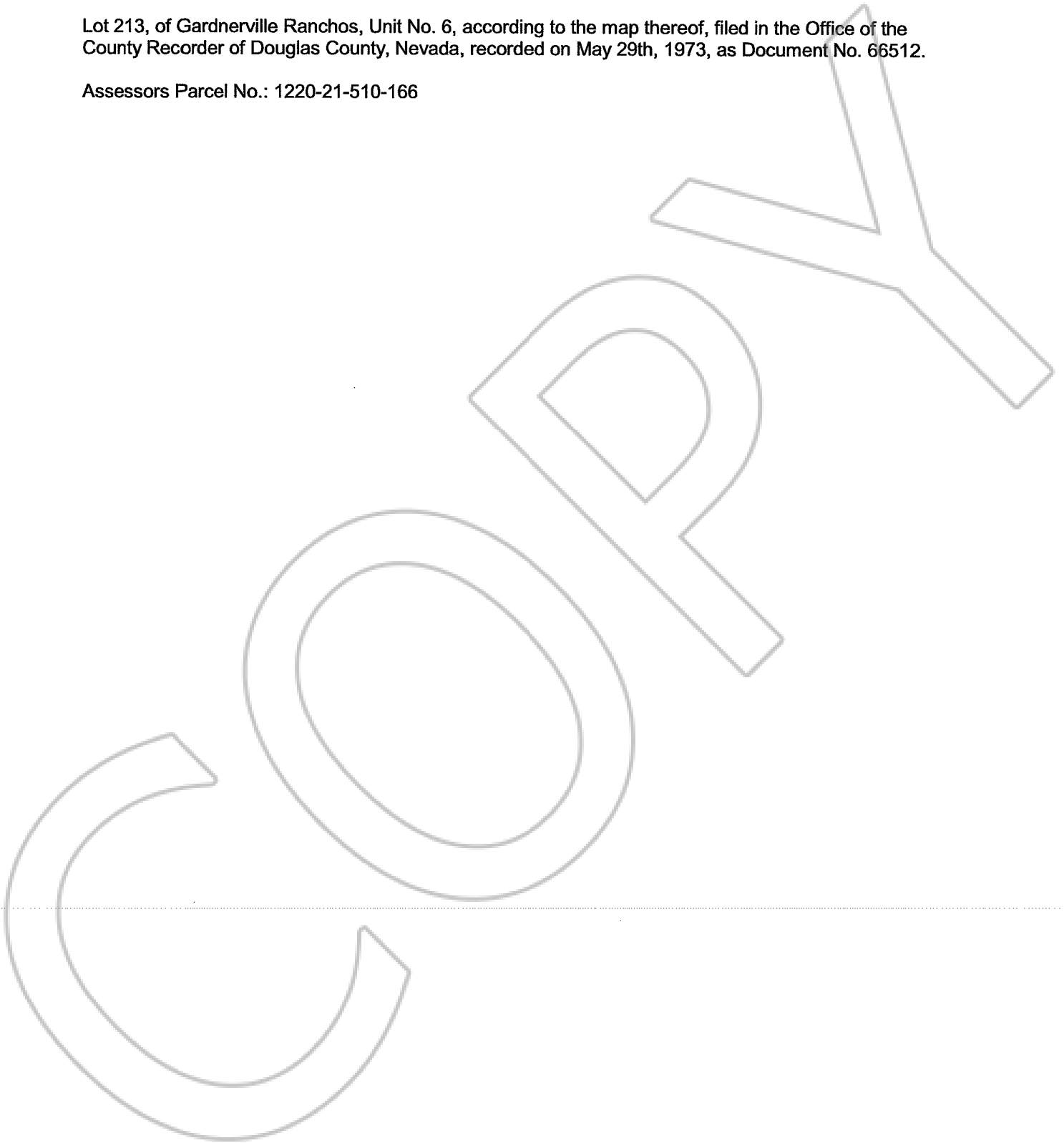
Cynthia Haggard  
Notary Public



**EXHIBIT "A"**

Lot 213, of Gardnerville Ranchos, Unit No. 6, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on May 29th, 1973, as Document No. 66512.

Assessors Parcel No.: 1220-21-510-166



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-510-166  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$535,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$535,000.00  
 d. Real Property Transfer Tax Due: \$2,086.50

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: DA Capacity: \_\_\_\_\_ Grantor Escrow  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee \_\_\_\_\_

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

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

Print Name: L/One Properties, LLC, a Nevada Limited Liability Company  
 Address: 1329 US Hwy 395 N. Suite 10, #173  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: John Charles Alexander  
 Address: 3325 Marlene Drive  
 City: Sacramento  
 State: California Zip: 95821

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038055-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED