

DOUGLAS COUNTY, NV

2023-994616

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03/13/2023 09:49 AM

WEDGEWOOD LLC

SHAWNYNE GARREN, RECORDER

APN# 1420-07-411-009

(Must match APN# on document to be Recorded)

Department of Business and Industry
Nevada Housing Division
Manufactured Housing

Affidavit of Conversion
to Real Property (TI-110)

County of Douglas

RECORDING COVER PAGE
(Must be Typed or Printed legibly in black ink only. Do Not Print in 1" margins of this document)

Above Space for Recorder's Use ONLY

TITLE OF DOCUMENT:

AFFIDAVIT OF CONVERSION TO REAL PROPERTY TL-110

(Must match Title on document to be Recorded)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that this document submitted for recording does not contain any personal information and/or social security number of any person or persons (Per NRS 239B.030

Nikki Trautman Paralegal
SIGNATURE TITLE

Nikki Trautman
PRINT NAME

RECORDING REQUESTED BY:

Catamount Properties 2018, LLC
Name

RETURN TO: Name: Nikki Trautman

Address: 2320 Potosi St., Ste. 130, Las Vegas, NV 89146
Street City State Zip Code

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name: Catamount Properties 2018, LLC

Address: 2320 Potosi St., Ste. 130, Las Vegas, NV 89146
Street City State Zip Code

**DEPARTMENT OF BUSINESS AND INDUSTRY
NEVADA HOUSING DIVISION – MANUFACTURED HOUSING**
1830 E. College Pkwy, #120, Carson City, Nevada 89706; Phone: 775-684-2940
3300 W. Sahara Ave. #320, Las Vegas, Nevada 89102; Phone: 702-486-4135
Website: housing.nv.gov / Email: titles@housing.nv.gov

AFFIDAVIT OF CONVERSION TO REAL PROPERTY (TL-110)

Applicant Email Address (required): ntrautman@wedgewood-inc.com / _____

Applicant Phone Number (required): _____ / _____

SECTION 1. DESCRIPTION OF THE STRUCTURE (Personal Property)

Year: 1978 Manufacturer: Festival Model: _____

Serial # CAFL2AB817680592 Size: 60' x 24'

Manufacturer's Certificate of Origin #: _____ (If available) Insignia No.: _____ (If available)

Physical Location: 3437 Basall Dr., Carson City, NV 89705
Street City State Zip Code

SECTION 2. DESCRIPTION OF REAL PROPERTY (Land)

Assessor Parcel Number (APN): 1420-07-411-009

Legal Description: LOT 47 OF RIDGEVIEW ESTATES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 27, 1972 AS DOCUMENT NO. 63503. TOGETHER WITH AN UNDIVIDED 1/83RD INTEREST IN AND TO ALL THE COMMON AREA, SHOWN AS "PARCEL A" AS SET FORTH ON SAID SUBDIVISION.

SECTION 3. PERSONAL PROPERTY (Manufactured Home)

Owner/Buyer(s): Catamount Properties 2018, LLC E-Mail Address: ntrautman@wedgewood-inc.com

[Land Must be owned by Owner of the Manufactured Home unless land is leased per NRS 361.244.1.B]

Mailing Address: 2920 Potosi St., Ste. 130, City Las Vegas State NV Zip 89146,

Current Lienholder (If Any): N/A

Mailing Address: _____ City _____ State _____ Zip _____,

Assessor's Office Manufactured Home Account# _____ (Assessor's Office)

SECTION 4. LEASED REAL PROPERTY (LAND) (If Real Property Land is Leased in accordance with NRS 361.244.1.B)

Land Owner(s): _____ E-Mail Address: _____

Mailing Address: _____ City _____ State _____ Zip _____,

Current Lienholder (If Any): _____

Mailing Address: _____ City _____ State _____ Zip _____,

SECTION 5. ENFORCEMENT AGENCY ISSUING PERMIT & CERTIFICATE OF OCCUPANCY (If Applicable)

Enforcement Agency: _____ Agency Official Name: _____

Agency Official's Email: _____ Phone Number: _____

Building Permit No.: _____ (If Applicable) **Permanent Foundation System Installation**

Installation Seal No.: _____ Agency Official Signature: _____

[This document is evidence that the indicated Enforcement Agency has issued a Certificate of Occupancy for installation of the Permanent Foundation System for the unit upon the real property, both as described herein, as of the date of recording by the County Recorder. When recorded, this document (Form TL-110) shall be submitted to the Nevada Housing Division].

SECTION 6. DEALER INFORMATION (If a Dealer was involved in the sale of the manufactured home)

Dealer Name: _____ Dealer License No.: _____ E-Mail: _____

Mailing Address: _____ City _____ State _____ Zip _____

Note: A Copy of the Dealer Report of Sale (DRS) may be attached to this TL-110 Form

SECTION 7. SIGNATURES AND NOTARIZATION (Do not sign until in front of a Notary)

The undersigned, as owner(s)/buyer(s) of the above described manufactured/mobile home and real property (unless leased as indicated in Section 4. and financed in accordance with NRS 361.244.1.B), affirm that the running gear has been removed per NRS 361.244, the home has been installed in accordance with all state and local building codes and agree(s) to the conversion of the above described home to real property, understanding that any liens or encumbrances on the unit may become a lien on the land.

I, the undersigned, hereby affirm that this document submitted for recording does not contain any personal information

E-B
Signature of Manufactured Homeowner/Buyer (s)

Eric Borgeson as the authorized signer for Catamount Properties 2018, LLC

Print Name

E Borgeson
Signature of Landowner (s) (If Leased)

Eric Borgeson as the authorized signer for Catamount Properties 2018, LLC

Print Name

Signature of Lienholder (s) (If Any)

Print Name

Signature of Manufactured Homeowner/Buyer (s)

Print Name

Signature of Landowner (s) (If Leased)

Print Name

Signature of Lienholder (s) (If Any)

Print Name

(FOR NOTARY USE ONLY)

State of Nevada County of Clark
Subscribed and sworn to before me,

Brianna Haworth
(Name of Notary Public)

on this 27 day of February 2023

by Eric Borgeson

(Printed name of party appearing before Notary)

B. Haworth
Notary Public Signature



State of _____ County _____
Subscribed and sworn to before me,

(Name of Notary Public)

on this _____ day of _____, 20____

by _____

(Printed name of party appearing before Notary)

Notary Public Signature Notary Stamp or Seal

SECTION 8. AUTHORIZATION BY COUNTY ASSESSOR [NRS 361.244]

County Assessor Signature

Date

Print Name

Personal property taxes must be paid in full for the current year. All documents relating to the manufactured home must be surrendered to the Nevada Housing Division. **This conversion is not valid until issuance of a "Real Property Notice" to the assessor's office.** The manufactured house will then be placed on the next succeeding tax roll as real property.

When Recorded Mail To: _____

Street

City

State

Zip

Distribution: ORIGINAL to Nevada Housing Division
COPY to Lien holder or Owner/Buyer
E-MAIL to Lien holder, Owner/Buyer and Landowner

Assessor refused to sign.



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

[Handwritten Signature]
Signature

3/13/2023
Date

Nikki L. Trautman
Printed Name