

DOUGLAS COUNTY, NV **2024-1006395**
RPTT:\$1813.50 Rec:\$40.00
\$1,853.50 Pgs=3 **04/05/2024 10:14 AM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1320-32-812-015

Order No.: TTR2400357-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Sierra Lutheran High School Housing LLC, a
Nevada Limited Liability Company
3601 Romans Road
Carson City, NV 89705

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,813.50

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Glen Allen Rainville and Carol Lou Rainville, Trustees of the Glen Allen Rainville
and Carol Lou Rainville Living Trust dated 2/17/18,**

do(es) hereby GRANT, BARGAIN AND SELL to

Sierra Lutheran High School Housing LLC, a Nevada Limited Liability Company

the real property situated in the County of Douglas, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 3-28-24

Glen Allen Rainville and Carol Lou Rainville, Trustees of the Glen Allen Rainville and
Carol Lou Rainville Living Trust dated 2/17/18

BY: Glen Allen Rainville

Glen Allen Rainville, Trustee

BY: Carol Lou Rainville

Carol Lou Rainville, Trustee

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 28 day of March,
2024, by

Glen Allen Rainville & Carol Lou Rainville

Notary Public

[SEAL]

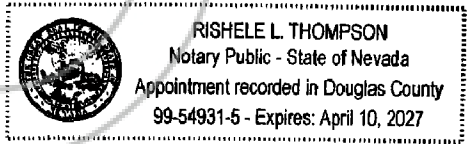


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-32-812-015

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

Lot 15, in Block A, as set forth on Final Map for GARDEN GLEN PATIO HOMES, a Planned Unit Development #2000, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 6, 1996, Book 696, Page 789, as Document No. 389450.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1320-32-812-015
 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 \$ 465,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 465,000.00
 d. Real Property Transfer Tax Due \$ 1,813.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 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 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 *Guz Deene* Capacity: Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Glen Allen Rainville and Carol Lou Rainville, Trustees of the Glen Allen Rainville and Carol Lou Rainville Living Trust dated 2/17/18
 Address: 1530 Moss Circle
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sierra Lutheran High School Housing LLC, a Nevada Limited Liability Company
 Address: 3601 Romans Road
 City: Carson City
 State: NV Zip: 89705

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2400357
 State: NV Zip: 89410