

APN: 1319-10-111-022
R.P.T.T.: \$0.00 Escrow No.: 24042136-SH
When Recorded Return To:
EHMCKE LLC
220 Sansome Street Ste 900
San Francisco, CA 94104

Mail Tax Statements to:
EHMCKE LLC
220 Sansome Street Ste 900
San Francisco, CA 94104

DOUGLAS COUNTY, NV

2024-1009576

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/28/2024 02:25 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E03

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Felicia Fett, a single woman, a LIFE ESTATE

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

EHMCKE LLC

all that real property situated in the City of Genoa, 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 17th day of June, 2024.



Felicia Fett

STATE OF FLORIDA

COUNTY OF MANATEE

This instrument was acknowledged before me on this 17th day of JUNE, 2024, by Felicia Fett.



Notary Public

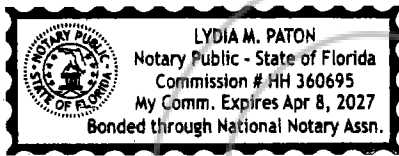
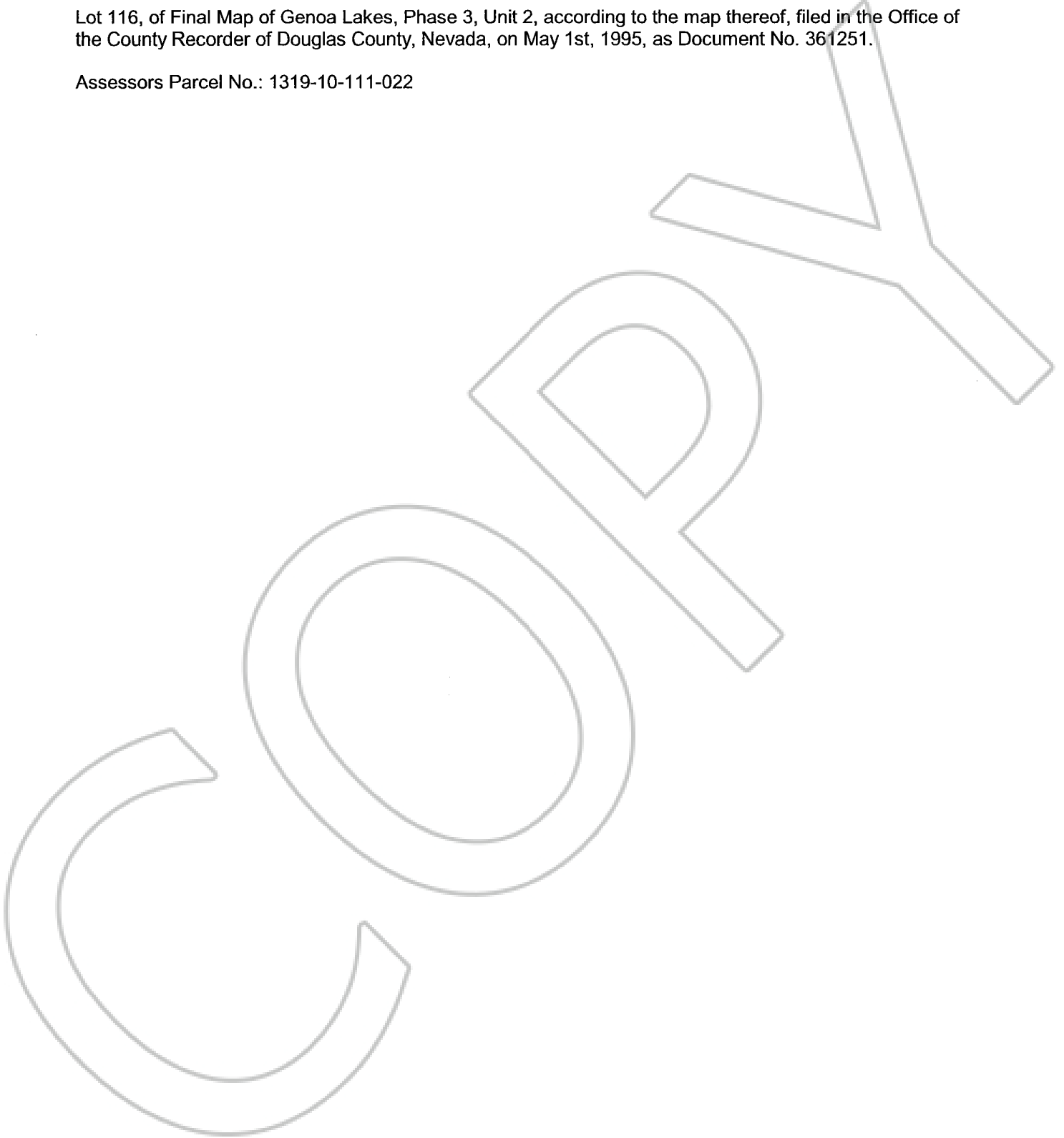


EXHIBIT "A"

Lot 116, of Final Map of Genoa Lakes, Phase 3, Unit 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 1st, 1995, as Document No. 361251.

Assessors Parcel No.: 1319-10-111-022



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-10-111-022
 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: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$ 0.000

4. IF EXEMPTION CLAIMED:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 b. Explain Reason for Exemption: Conveying out of Life Estate Interest as acquired by Doc#2023-999579
and divesting any perceived interest in property

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 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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Felicia Fett</u>	Print Name: <u>EHMCKE, LLC</u>
Address: <u>c/o 1450 Ridgeview Dr, Ste 100</u>	Address: <u>220 Sansome Street Ste 900</u>
City: <u>Reno</u>	City: <u>San Francisco</u>
State: <u>NV</u> Zip: <u>89519</u>	State: <u>CA</u> Zip: <u>94104</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24042136-SH
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED