

DOUGLAS COUNTY, NV

2014-852807

RPTT:\$877.50 Rec:\$16.00

\$893.50 Pgs=3

11/14/2014 12:55 PM

TICOR TITLE - RENO (MAIN)

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Slobogin Steel & Construction, LLC, a Nevada limited liability company
1200 Slate Road
Wellington, Nv 89444

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 1403867-LRS

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.: 1420-30-001-008
R.P.T.T. \$ 877.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

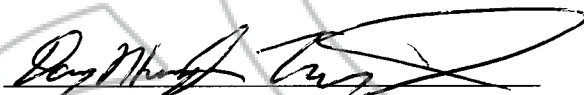
THIS INDENTURE WITNESSETH: That Doug Hugh Lippincott, an unmarried man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Slobogin Steel & Construction, 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.



Doug Hugh Lippincott

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on ,
by Doug Hugh Lippincott

} ss: November 12, 2014

NOTARY PUBLIC

 **LYNNE SCOTT**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 92-3667-2 - Expires May 13, 2016

Escrow No. 1403867-LRS

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Adjusted Parcel 2 as shown on the Record of Survey to support a boundary line adjustment for Doug HighLippincott, Michael Hakansson and Margaret Hakansson filed in the office of the County Recorder of Douglas County, State of Nevada on June 29, 2007 in Book 607, Page 10219 as File No. 704215, Official Records, being more particularly described as follows:

A parcel of land located within portions of the West one-half of Section 30, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the common corner for Sections 24 and 25, T.14N., R.19E. and Sections 19 and 30, T.14N., R.20E., M.D.M.;

thence along the common line between said Sections 25 and 30, South $00^{\circ}44'27''$ West, 420.65 feet to the northwest corner of said Parcel 1 as shown on the Final Parcel Map LDA 02-085 for Doug H. Lippincott recorded March 7, 2006 in the office of Recorder, Douglas County, Nevada as Document No. 669335;

thence along said north line of Parcel 1, South $89^{\circ}16'00''$ East, 713.14 feet to the POINT OF BEGINNING;

thence along the north lines of Parcels 1 and 2 as shown on said Final Parcel Map, South $89^{\circ}15'53''$ East, 1107.84 feet;

thence South $36^{\circ}29'24''$ West, 1650.11 feet;

thence North $48^{\circ}24'10''$ West, 119.87 feet;

thence North $72^{\circ}43'20''$ West, 55.30 feet;

thence North $00^{\circ}44'09''$ East, 1244.94 feet, to the POINT OF BEGINNING.

PARCEL 2:

A thirty-foot wide (30') strip of land for private access purposes, located within a portion of the West one-half of Section 30, Township 14 North, Range 20 East, Mount Diablo Meridian, lying fifteen-feet (15') on both sides of a line more particularly described as follows:

Commencing at the common corner for Sections 24 and 25, T.14N., R.19E. and Sections 19 and 30, T.14N., R.20E., M.D.M.;

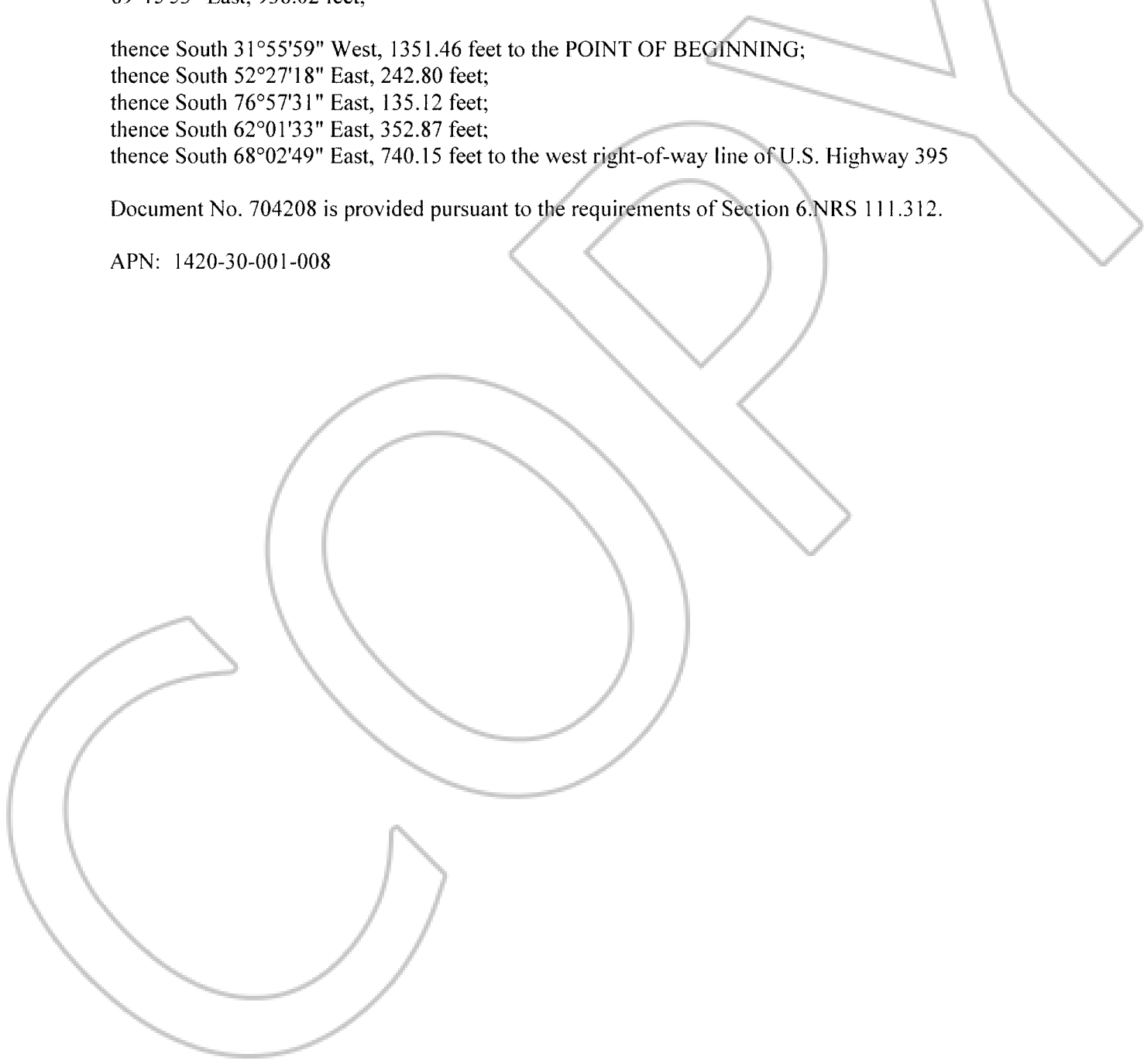
thence along the common line between said Sections 25 and 30, South $00^{\circ}44'27''$ West, 420.65 feet to the northwest corner of Parcel 1 as shown on the Final Parcel Map LDA 02-085 for Doug H. Lippincott recorded March 7, 2006 in the office of Recorder, Douglas County, Nevada as Document No. 669335;

thence along the north line of said Parcel 1, South $89^{\circ}16'00''$ East, 713.14 feet;
thence continuing along the north lines of said Parcel 1 and Parcel 2 of said Parcel Map South $89^{\circ}15'53''$ East, 938.02 feet;

thence South $31^{\circ}55'59''$ West, 1351.46 feet to the POINT OF BEGINNING;
thence South $52^{\circ}27'18''$ East, 242.80 feet;
thence South $76^{\circ}57'31''$ East, 135.12 feet;
thence South $62^{\circ}01'33''$ East, 352.87 feet;
thence South $68^{\circ}02'49''$ East, 740.15 feet to the west right-of-way line of U.S. Highway 395

Document No. 704208 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1420-30-001-008



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-30-001-008
- 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. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$225,000.00
 Transfer Tax Value \$
 Real Property Transfer Tax Due: \$225,000.00
\$ 877.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Doug Hugh Lippincott
 Address: 2900 Hwy 395
Minden NV 89423
 City, State, Zip

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Slobogin Steel & Construction, LLC,
a Nevada limited liability company
 Address: 1200 Slate Road
Wellington NV 89444
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1403867-LRS
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511