



00024196201508713470070079

KAREN ELLISON, RECORDER

E02

Assessor's Parcel Number:  N/A

Date:  OCTOBER 15, 2015

Recording Requested By:

Name:  JEANE COX, COMMUNITY DEVELOPMENT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$  N/A

GRANT, BARGAIN, SALE DEED #2015.221

(Title of Document)

APPROVED OCTOBER 15, 2015 ITEM #E  
BOCC APN: 1320-30-802-024

FILED

NO. 2015-227

2015 OCT 16 AM 9:37

DOUGLAS COUNTY

CLERK  
BY [Signature] DEPUTY

WHEN RECORDED RETURN TO:  
1652 Highway 395 Minden RE-I, LLC  
c/o Mark Cain  
11004 Romagnola Ct.  
Reno, NV 89511

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the Social Security Number of any person or persons (Per NRS Chapter 239)

## GRANT, BARGAIN, SALE DEED

This Deed is made this 8th day of September, Two Thousand Fifteen (2015), for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, 1652 HIGHWAY 395 MINDEN RE-I, LLC, a Nevada Limited Liability Company (hereinafter "GRANTOR") hereby grants, bargains and sells to COUNTY OF DOUGLAS, a political subdivision of the State of Nevada (hereinafter "GRANTEE") and to the agents, employees, successors and assigns of such GRANTEE forever, all of that interest of GRANTOR to a portion of the property located in the State of Nevada, County of Douglas, Assessor's Parcel No. 1320-30-802-024 located in Douglas County, Nevada. Such conveyance to GRANTEE is more particularly described as follows:

See Attached Legal Description – Exhibit A and Location Sketch – Exhibit B

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any revisions, remainders, rents, issues or profits thereof.

In Witness Whereof, the Grantor has executed this Grant, Bargain, Sale Deed easement on the day and year first above written.

**GRANTEE:**

County of Douglas, a political subdivision of the State of Nevada

By:

  
\_\_\_\_\_  
Doug N. Johnson - Chairman, Board of Commissioners

**GRANTOR:**

1652 Highway 395 Minden RE-I, LLC

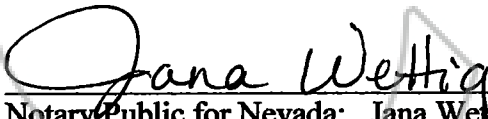
By:

  
\_\_\_\_\_  
Mark Cain - Manager

**ACKNOWLEDGEMENT**

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF WASHOE        )

On the 8th day of September, 2015, personally appeared before me, a Notary Public, Mark Cain, Manager of 1652 Highway 395 Minden RE-I, LLC, a Nevada Limited Liability Company, who acknowledged to me that he executed the above instrument.

  
\_\_\_\_\_  
Notary Public for Nevada: Jana Wettig

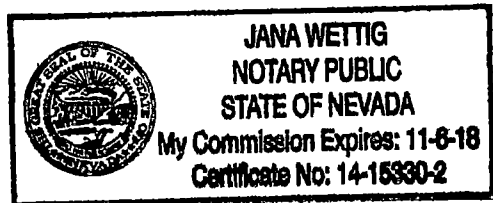


EXHIBIT A

2062-002  
07/30/15

**Public Road Right-of-Way  
(Over A.P.N. 1320-30-802-024)**

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

A parcel of land for public road right-of-way purposes located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northerly corner of the NVBP Three, Ltd. parcel as shown on the Record of Survey for MTEB, LLC and NVBP Three, Ltd. filed for record March 20, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 570468, said point also falling on the westerly line of U.S. Highway 395;

thence along said westerly line of U.S. Highway 395, South 63°25'00" East, 30.00 feet, the POINT OF BEGINNING;

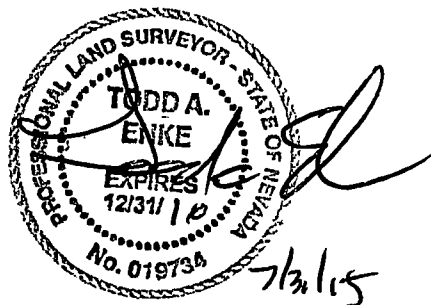
thence continuing along said westerly line of U.S. Highway 395, South 63°25'00" East, 45.00 feet;

thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 45.00 feet, central angle of 89°59'59", arc length of 70.69 feet, chord bearing of South 71°35'00" West, chord distance of 63.64 Feet;

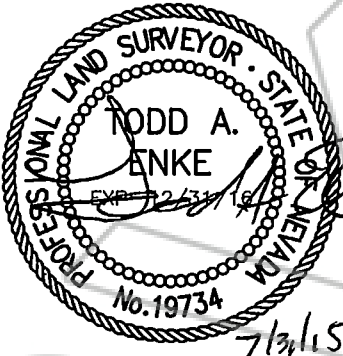
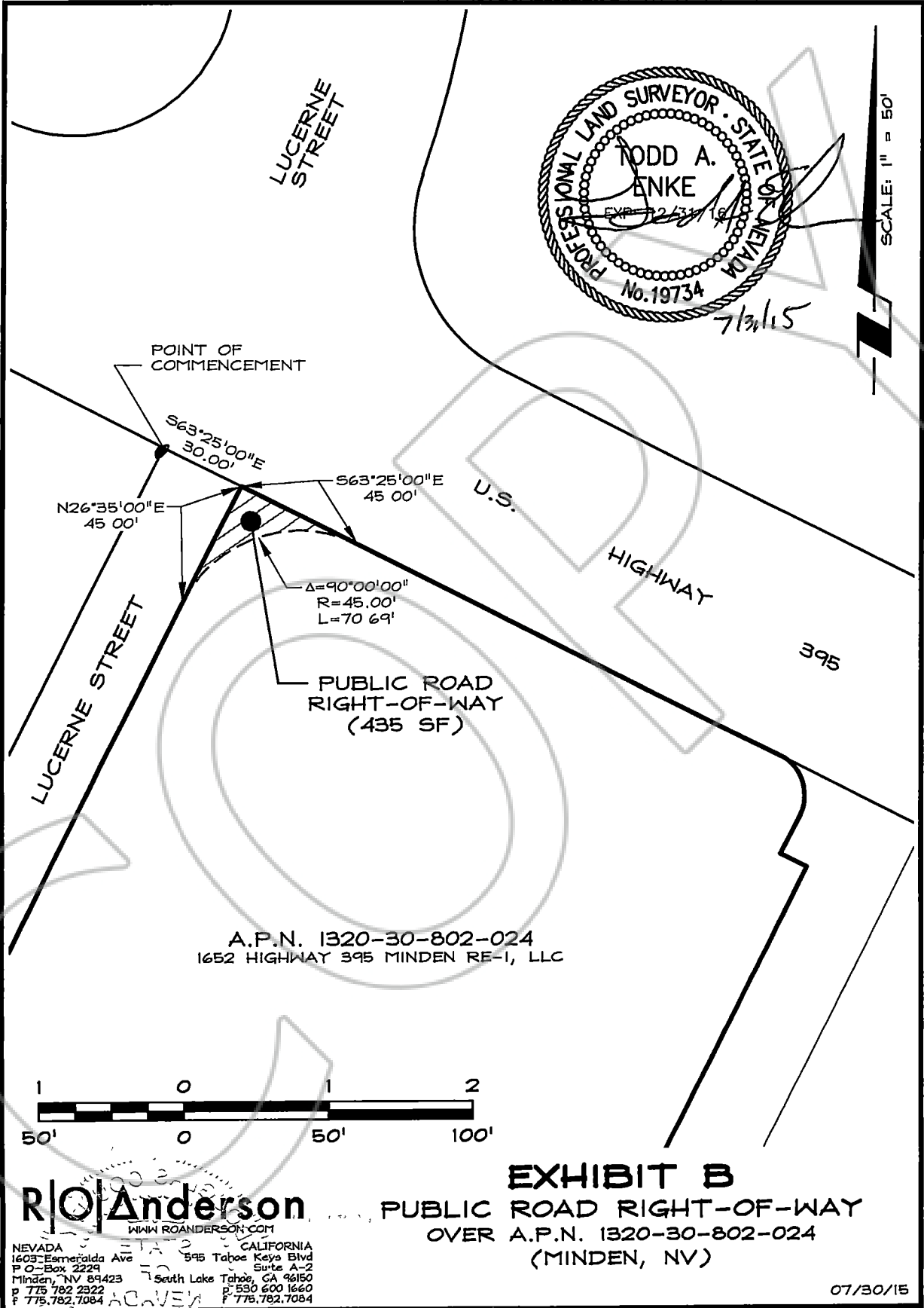
thence North 26°35'00" East, 45.00 feet to the POINT OF BEGINNING, containing 435 square feet more or less.

The Basis of Bearing of this description is the westerly line of U.S. Highway 395 as shown on the Record of Survey for MTEB, LLC and NVBP Three, Ltd. filed for record March 20, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 570468

Prepared By: Todd A. Enke, P.L.S. 19734  
R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



Y:\Client Files\2062-002\CAD\Survey\Exhibits\2062-002EXH-ROW.dwg 7/31/2015 2 09:33 PM Todd A. Enke



**R/O Anderson**  
 WWW.ROANDERSON.COM

NEVADA 1603 Emerald Ave P O-Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084  
 CALIFORNIA 595 Tahoe Keys Blvd Suite A-2 South Lake Tahoe, CA 96150 p 530.600.1660 f 775.782.7084

**EXHIBIT B**  
 PUBLIC ROAD RIGHT-OF-WAY  
 OVER A.P.N. 1320-30-802-024  
 (MINDEN, NV)

07/30/15

COPY

Douglas County

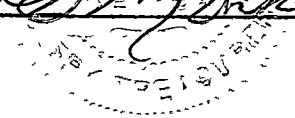
State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

10<sup>th</sup> day of April, 2015

By [Signature] Deputy



# STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/instrument #: \_\_\_\_\_

Book: \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

1. Assessor Parcel Number (s)

(a) 1320-30-802-024

(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

3. Total Value/Sales Price of Property: \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due: \_\_\_\_\_

\$ 465,000.00    100.00 RD 8/11/15

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 2

b. Explain Reason for Exemption: Title to Douglas County for public right-of-way on Lucerne street

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 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 MANAGER

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: 1652 HWY 395 MINDEN RE-I, LLC

Address: 11004 ROMAGNOLA CT

City: RENO

State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: DOUGLAS COUNTY

Address: 1616 8th ST

City: MINDEN

State: NV Zip: 89423

COMPANY / PERSON REQUESTING RECORDING  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_