

APN# : 1022-00-002-018
RPTT: \$273.00

DOUGLAS COUNTY, NV
RPTT:\$273.00 Rec:\$18.00
\$291.00 Pgs=5
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-879161

04/08/2016 03:15 PM

Recording Requested By:

Western Title Company

Escrow No.: 077635-TEA

When Recorded Mail To:

Nevada Johnson, Inc.

PO Box 2435

Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____

Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Timothy W. Pemberton, Trustee of the Inter-vivos Revocable Trust of Timothy W. Pemberton

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Nevada Johnson, Inc., a Nevada corporation

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

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

PARCEL 1:

Parcel 3 as shown on the Map of Division into Large Parcels LDA D4-D40 for the Inter-Vivos Revocable Trust of Timothy W. Pemberton, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on October 20, 2004, in Book 1004, Page 8412, Document No. 627209, Official Records, Douglas County, Nevada.

PARCEL 2:

TOGETHER WITH an easement for roadway and utility purposes as set forth in Documents recorded August 30, 1994 in Book 894, Page 5124, Document No. 345015, and February 16, 2005 in Book 2005, Page 6037, Document No. 0636893, Official Records, Douglas County, Nevada.

DEED RESTRICTION:

Reserving therefrom an easements described in Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/03/2016

The Inter-Vivos Revocable Trust of Timothy W. Pemberton

Timothy W. Pemberton
Timothy W. Pemberton, Trustee

STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on

April 7, 2014

By Timothy W. Pemberton

[Signature]
Notary Public



EXHIBIT A

EASEMENT 1: An easement for roadway and utility purposes being located in the NW 1/4 of the NE 1/4 of Section 21, Township 10 North, Range 25 East, Mount Diablo Meridian, in the County of Douglas, State of Nevada being 60 feet in width and 30' each side of the following described centerline:

COMMENCING at the 1/4 Section Corner S16/S21, said point being described in the BLM Dependent Resurvey of Township 10 North, Range 25 East, Mount Diablo Meridian accepted on December 14, 1940 and on MAP OF DIVISION INTO LARGE PARCELS LDA 04-040 for the INTER-VIVOS REVOKABLE TRUST OF TIMOTHY W. PEMBERTON recorded on October 20, 2004 in Book 1004, Page 8412, Document No. 627209; thence along the northerly line of Parcel 3, said line also being the northerly line of the NW1/4 of the NE1/4 of Section 21 per said MAP N 89° 42' 20" E, 457.38 feet to the TRUE POINT OF BEGINNING; thence along the following courses and distances:

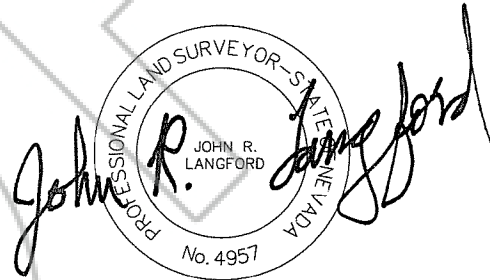
- 1) S 28° 23' 14" E, 244.57 feet; thence
- 2) along a curve to the right with a radius of 150' thru an angle of 37° 52' 44" an arc distance of 99.17 feet; thence
- 3) S 09° 29' 30" W, 97.50 feet; thence
- 4) along a curve to the left with a radius of 300' thru an angle of 45° 10' 39" an arc distance of 236.55 feet; thence
- 5) S 35° 41' 09" E, 255.25 feet; thence
- 6) along a curve to the right with a radius of 400' thru an angle of 38° 54' 36" an arc distance of 271.64 feet; thence
- 7) S 03° 13' 27" W, 215.42 feet more or less to the southerly line of Parcel, said line also being the southerly line of the NW 1/4 of the NE 1/4 of Section 21 per said MAP.

The westerly and easterly lines being shortened or lengthened respectively to terminate at the northerly and southerly lines of said Parcel 3 of said Map.

EASEMENT 2: An easement for roadway and utility purposes being located in the NW 1/4 of the NE 1/4 of Section 21, Township 10 North, Range 25 East, Mount Diablo Meridian, in the County of Douglas, State of Nevada being 60 feet in width and being located southerly from the following described line:

COMMENCING at the 1/4 Section Corner S16/S21, said point being described in the BLM Dependent Resurvey of Township 10 North, Range 25 East, Mount Diablo Meridian accepted on December 14, 1940 and on MAP OF DIVISION INTO LARGE PARCELS LDA 04-040 for the INTER-VIVOS REVOKABLE TRUST OF TIMOTHY W. PEMBERTON recorded on October 20, 2004 in Book 1004, Page 8412, Document No. 627209, said point being the TRUE POINT OF BEGINNING; thence along the northerly line of Parcel 3, said line also being the northerly line of the NW1/4 of the NE1/4 of Section 21 per said MAP N 89° 42' 20" E, 1320.26 feet more or less to the E1/16 corner S16/S21 as shown on said MAP.

The southerly line being lengthened or shortened to terminate at the westerly and easterly lines respectively of said Parcel 3 of said MAP.



John R. Langford

EXP DATE: 12/31/17
04/06/2016

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1022-00-002-018
 - b)

- 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

- 3. Total Value/Sales Price of Property: \$70,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$70,000.00
- Real Property Transfer Tax Due: \$273.00

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

- 5. Partial Interest: Percentage being transferred: 100 %

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 Timothy W. Pemberton Capacity SELLER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Timothy W. Pemberton, Trustee of the Inter-vivos Revocable Trust of Timothy W. Pemberton
Address: PO Box 485
City: Markleeville
State: CA **Zip:** 96120

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Nevada Johnson, Inc., a Nevada corporation
Address: PO Box 2435
City: Gardnerville
State: NV **Zip:** 89410

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 077635-TEA