

A.P.N.: 1220-04-101-029
File No: 143-2500976 (SC)
R.P.T.T.: \$1,950.00

When Recorded Mail To: Mail Tax Statements To:
Martin L. Stahl and Ludimilla Stahl
287 Shadow Mountain Road
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

TMGR, LLC, a Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Martin L. Stahl and Ludimilla Stahl, husband and wife as joint tenants with right of survivorship

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

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 2, A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 395 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR ROBERT M. BELLAMORE, RECORDED JUNE 15, 1983, IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA IN BOOK 683, AT PAGE 1176, AS DOCUMENT NO. 81565, THE POINT OF BEGINNING;

THENCE SOUTH 38°33'57" WEST, 59.20 FEET;

THENCE SOUTH 00°28'00" EAST, 155.62 FEET;

THENCE SOUTH 89°42'00" WEST, 333.74 FEET;

THENCE NORTH 09°02'48" WEST, 141.19 FEET;

THENCE NORTH 81°53'19" EAST, 232.14 FEET;

THENCE NORTH 09°07'08" WEST, 165.88 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 395;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE PRECEDING COURSE, HAVING A DELTA ANGLE OF 12°50'47", RADIUS OF 610.50 FEET, ARC LENGTH OF 136.88 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH 57°27'11" EAST, 136.59 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 51°06'00" EAST, 93.68 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED SEPTEMBER 03, 2003 IN BOOK 0903, PAGE 1217 AS INSTRUMENT NO. 588628.

NOTE: THE ABOVE METES AND BOUND LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 03, 2003 IN BOOK 903, PAGE 1216 AS INSTRUMENT NO. 588627.

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 reversions, remainders, rents, issues or profits thereof.

Date: 03/16/2016

TMGR LLC, a Nevada limited liability company

By: George A. Rooker
Name: George A. Rooker
Title: Managing Member

By: Timothy D. Moran
Name: Timothy D. Moran
Title: Managing Member

STATE OF NV)
COUNTY OF DOUGLAS) : **ss.**

This instrument was acknowledged before me on 4/7/16 by
Timothy D. Moran and George A. Rooker

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 16, 2016** under Escrow No. **143-2500976**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-04-101-029
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$500,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$500,000.00
- d) Real Property Transfer Tax Due \$1,950.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *A. Sheechar*

Capacity: *Officer*

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: TMGR LLC

Print Name: Martin L. Stahl and
Ludimilla Stahl

Address: 4870 Bryce Drive

Address: 287 Shadow Mountain
Road

City: Carson City

City: Gardnerville

State: NV Zip: 89706

State: NV Zip: 89460

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

First American Title Insurance

Print Name: Company

File Number: 143-2500976 SC/SC

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)