

APN: A portion of 1220-17-615-022  
A portion of 1220-17-610-002



KAREN ELLISON, RECORDER

E02

**When Recorded Mail to:**

ROWE HALES YTURBIDE, LLP  
JAMES R. HALES, ESQ.  
Post Office Box 2080  
Minden, NV 89423

**Send Tax Statements To:**

Carson Valley Homesites, LLC,  
1222 Bobwire Lane  
Gardnerville, NV 89406

## Grant, Bargain and Sell Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Carson Valley Homesites, LLC, a Nevada limited liability company, does hereby grant, bargain, sale and convey to Douglas County, a political subdivision of the State of Nevada, all right, title and interest in the real property located in Douglas, County, Nevada, more particularly described as follows:

**See Exhibit A attached hereto.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

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Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

DATED this 8<sup>th</sup> day of ~~May~~ <sup>Sept</sup>, 2016.

CARSON VALLEY HOMESITES, LLC, A Nevada Limited Liability Company

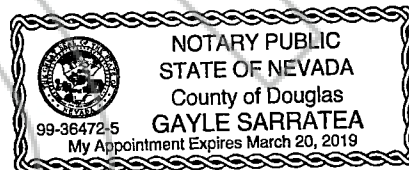
By: [Signature]  
Gregory C. Lynn, Managing Member

By: [Signature]  
Suzanne Towse, Managing Member

STATE OF NEVADA )  
: ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 8<sup>th</sup> day of May, 2016 by Gregory C. Lynn as a Managing Member of Carson Valley Homesites, LLC, a Nevada limited liability company.

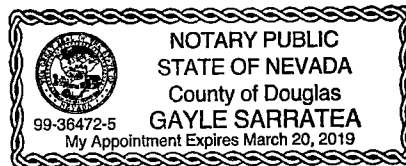
[Signature]  
NOTARY PUBLIC



STATE OF NEVADA )  
: ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 17<sup>th</sup> day of May, 2016 by Suzanne Towse as a Managing Member of Carson Valley Homesites, LLC, a Nevada limited liability company.

[Signature]  
NOTARY PUBLIC



# EXHIBIT A

## LEGAL DESCRIPTION ACORN WAY EXTENSION

A parcel of land being a portion of that certain parcel of land previously described at Document no. 784242 as filed for record in the office of the Douglas County Recorder on June 3, 2011, said parcel lying entirely within the Northeast One-Quarter of Section 17, Township 12 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the NE corner of said Section 17, being a 1 ½ inch diameter iron pipe;  
Thence N 89°29'08" W along the North line of said Section 17 a distance of 1,318.63 feet to the NW corner of the NE ¼ of the NE ¼ of said Section 17;

Thence S 00°37'32" W a distance of 1,322.90 feet to the NE corner of Lot 7, Rain Shadow Ranch-Phase 1, a final subdivision map filed for record on June 28, 2007, at Document no. 703979 in said Douglas County records;

Thence S 00°28'17" W along the Easterly boundary of said Rain Shadow Ranch-Phase 1 a distance of 609.08 feet to the POINT OF BEGINNING;

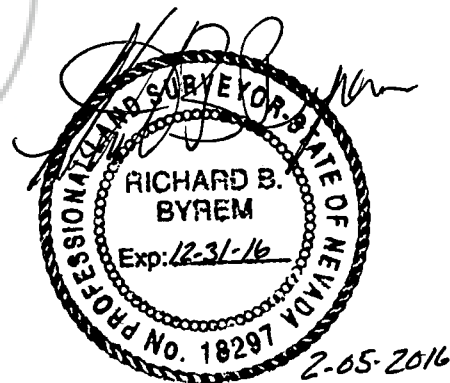
Thence S 89°21'38" E a distance of 58.23 feet to a point on the Westerly right-of-way line of Drayton Boulevard, an 80 foot wide public road;

Thence along said Westerly right-of-way line 37.57 feet along the arc of a curve to the left having a central angle of 01°44'18", a radius of 1,238.24 feet, and a chord which bears S 17°14'34" W, 37.57 feet;

Thence N 89°21'38" W a distance of 47.39 feet to the POINT OF BEGINNING;  
Containing 1,897 square feet, or 0.044 acre, more or less.

Basis of Bearings: Rain Shadow Ranch-Phase 1, a final subdivision map filed for record on June 28, 2007, at Document no. 703979 in the Douglas County records, as defined by two survey monuments set in the centerline of Acorn Way. (S 89°21'38" E)

Prepared by:  
Richard B. Byrem, Nevada PLS No. 18297  
Resource Concepts, Inc.  
212 Elks Point Road, Suite 443  
PO Box 11796, Zephyr Cove, NV 89448  
(775) 588-7500



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) a portion of 1220-17-615-022  
b) a portion of 1220-17-60-002  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 2  
b. Explain Reason for Exemption: BIA to Douglas Co.

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 Managing Member  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Carlson Valley Homesites, LLC  
Address: 1223 Bobwired Lane  
City: Gardnerville  
State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Douglas County  
Address: P.O. Box 218  
City: Minden  
State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_