

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

**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



KAREN ELLISON, RECORDER

E03

## 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 Carson Valley Homesites, LLC, a Nevada limited liability company, 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 Sept, 2016.

CARSON VALLEY HOMESITES, LLC, A Nevada Limited Liability Company

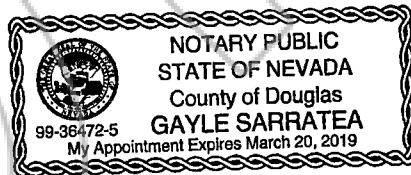
By: [Signature]  
Gregory C. Lynn, Managing Member

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 Sept, 2016 by Gregory C. Lynn as a Managing Member of Carson Valley Homesites, LLC, a Nevada limited liability company.

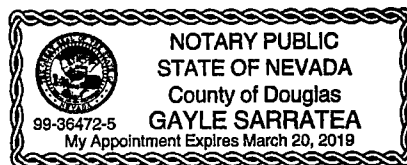
[Signature]  
NOTARY PUBLIC



STATE OF NEVADA )  
: ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 17<sup>th</sup> day of Sept, 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 PARCEL 1 BOUNDARY LINE ADJUSTMENT for 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 645.08 feet to the POINT OF BEGINNING;

Thence S 89°21'38" E a distance of 47.39 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 343.67 feet along the arc of a curve to the left having a central angle of 15°54'08", a radius of 1,238.24 feet, and a chord which bears S 08°25'21" W, 342.57 feet;

Thence N 00°28'17" E a distance of 74.74 feet;

Thence N 90°00'00" W a distance of 259.80 feet;

Thence N 00°00'00" E a distance of 168.51 feet;

Thence 13.75 feet along the arc of a curve to the right having a central angle of 00°49'40", a radius of 952.00 feet, and a chord which bears N 00°24'50" E, 13.75 feet;

Thence along the Easterly right-of-way line of Kingston Lane, a 36 foot wide public road per said subdivision map of Rain Shadow Ranch-Phase 1 for the following two courses:

1. 62.08 feet along the arc of a curve to the right having a central angle of 03°44'10", a radius of 952.00 feet, and a chord which bears N 02°41'45" E, 62.07 feet;
2. 37.56 feet along the arc of a curve to the right having a central angle of 86°04'32", a radius of 952.00 feet, and a chord which bears N 47°36'06" E, 34.12 feet;

Thence along the Southerly right-of-way line of Acorn Way, a 36 foot wide public road per said subdivision map of Rain Shadow Ranch-Phase 1 for the following nine courses:

1. S 89°21'38" E a distance of 81.81 feet;
2. 7.85 feet along the arc of a curve to the right having a central angle of 45°00'00", a radius of 10.00 feet, and a chord which bears S 66°51'38" E, 7.65 feet;

Page 2 of 3  
Parcel 1 of Boundary Line Adjustment  
for Acorn Way Extension  
Legal Description (cont.)

3. S 44°21'38" E a distance of 5.79 feet;
  4. 13.35 feet along the arc of a curve to the left having a central angle of 45°00'00", a radius of 17.00 feet, and a chord which bears S 66°51'38" E, 13.01 feet;
  5. S 89°21'38" E a distance of 30.00 feet;
  6. 13.35 feet along the arc of a curve to the left having a central angle of 45°00'00", a radius of 17.00 feet, and a chord which bears N 68°08'22" E, 13.01 feet;
  7. N 45°38'22" E a distance of 5.79 feet;
  8. 7.85 feet along the arc of a curve to the right having a central angle of 45°00'00", a radius of 10.00 feet, and a chord which bears N 68°08'22" E, 7.65 feet;
  9. S 89°21'38" E a distance of 75.59 feet to the POINT OF BEGINNING;
- Containing 73,803 square feet, or 1.694 acres, more or less;

And being SUBJECT TO a public utility, access and landscape easement and a USPS Easement for mailbox clusters as shown on said map of Rain Shadow Ranch-Phase 1 as filed for record at Document no. 703979 in said Douglas County records;

And GRANTING a public utility easement of varying width along portions of the boundary of the above described parcel, said public utility easement being more particularly described as follows: BEGINNING at the above described POINT OF BEGINNING; thence along the boundary of the above described parcel for the following six courses:

1. S 89°21'38" E a distance of 47.39 feet;
2. 343.67 feet along the arc of a curve to the left having a central angle of 15°54'08", a radius of 1,238.24 feet, and a chord which bears S 08°25'21" W, 342.57 feet;
3. N 08°28'17" E a distance of 74.74 feet;
4. N 90°00'00" W a distance of 259.80 feet;
5. N 00°00'00" E a distance of 168.51 feet;
6. 13.75 feet along the arc of a curve to the right having a central angle of 00°49'40", a radius of 952.00 feet, and a chord which bears N 00°24'50" E, 13.75 feet;

Thence along the following seven courses:

1. S 89°10'20" E a distance of 5.00 feet;
2. 13.68 feet along the arc of a curve to the left having a central angle of 00°49'40", a radius of 947.00 feet, and a chord which bears S 00°24'50" W, 13.68 feet;

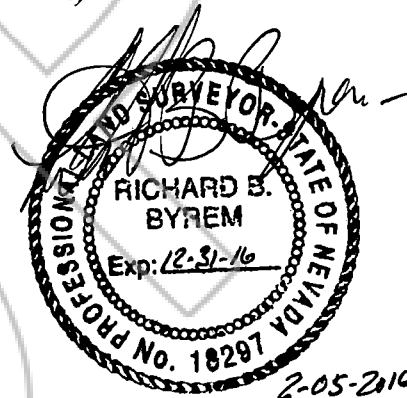
(continued)

Page 2 of 3  
Parcel 1 of Boundary Line Adjustment  
for Acorn Way Extension  
Legal Description (cont.)

3. S 00°00'00" W a distance of 163.51 feet;
4. S 90°00'00" E a distance of 249.89 feet;
5. 256.09 feet along the arc of a curve to the right having a central angle of 11°46'43", a radius of 1,248.74 feet, and a chord which bears N 10°01'45" E, 255.64 feet;
6. N 89°21'38" W a distance of 37.50 feet;
7. N 00°28'17" E a distance of 7.50 feet to the POINT OF BEGINNING.

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) \_\_\_\_\_  
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: _____
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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 # 3  
b. Explain Reason for Exemption: same owner on BTA

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: Carson Valley Homesites LLC  
Address: 1222 Bobwhite Lane  
City: Gardnerville, NV 89460  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Carson Valley Homesites, LLC  
Address: 1222 Bobwhite Lane  
City: Gardnerville  
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

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