

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

**When Recorded Mail to:**  
ROWE HALES YTURBIDE, LLP  
JAMES R. HALES, ESQ.  
Post Office Box 2080  
Minden, NV 89423



KAREN ELLISON, RECORDER

E03

**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 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

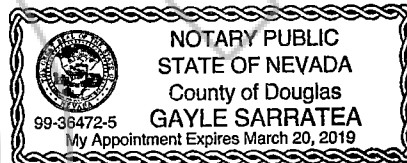
By: [Signature]  
Gregory C. Lynn, Managing Member

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.

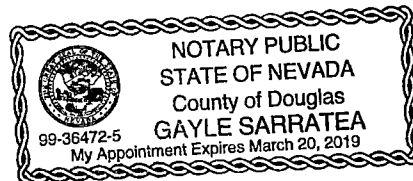
[Signature]  
NOTARY PUBLIC



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 2 BOUNDARY LINE ADJUSTMENT for ACORN WAY EXTENSION

A parcel of land being a portion of Parcel 3A of the final map of Pleasantview Phase 7, a subdivision map as filed for record in the office of the Douglas County Recorder on August 4, 1998, at Document no. 446212, 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;

Thence S 89°21'38" E a distance of 50.00 feet to the POINT OF BEGINNING;

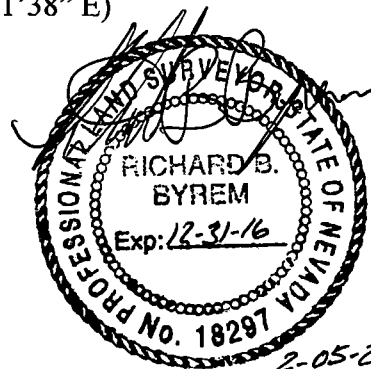
Thence along the boundary of said Parcel 3A for the following four courses:

1. N 00°31'47" E a distance of 356.74 feet;
2. S 89°29'50" E a distance of 141.47 feet;
3. S 54°31'24" E a distance of 38.74 feet;
4. 374.52 feet along the arc of a curve to the left having a central angle of 17°19'48", a radius of 1,238.24 feet, and a chord which bears S 26°46'37" W, 373.10 feet;

Thence N 89°21'38" W a distance of 8.23 feet to the POINT OF BEGINNING;  
Containing 30,327 square feet, or 0.696 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) subpartion of 1220-17-610-002  
 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 ONLY	
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 # 3  
 b. Explain Reason for Exemption: same owners on B1A

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 Babcock Lane  
 City: Gardnerville, NV 89460  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Carson Valley Homesites, LLC  
 Address: 1222 Babcock 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)