

15

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND  
WHEN RECORDED MAIL TO:  
RAYMOND RAMOS  
508 TODHUNTER AVENUE  
WEST SACRAMENTO CA. 95650



KAREN ELLISON, RECORDER

Order No.:  
Escrow No.:

APN: 1022-13-001-011 Old APN 37-143-05

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ 0 Property Not Sold  
\_\_\_\_ Computed on full value of property conveyed, or  
\_\_\_\_ Computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated area \_\_\_\_\_ City of Douglas County

For valuable consideration, receipt of which is hereby acknowledged  
SEACASTLE INTERNATIONAL RESORTS, INC., A NEVADA CORPORATION  
hereby GRANT(S) to Raymond C. Ramos and Irma C. Faulkner, as Joint tenants

the real property situated in the County of DOUGLAS, State of NEVADA,  
more particularly described as follows:

VACANT LAND 10 Acre parcel, See Addendum "A" attached and made a part hereof

Dated: May 17, 2017

Raymond C. Ramos, President,  
Seacastle International Resorts, A Nevada Corporation

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
SOLANO ) ) SS.  
COUNTY OF \_\_\_\_\_ )

On MAY 17, 2017 before me, James Marshall Stever, Notary Public,  
personally

Appeared Raymond C. Ramos

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



ADDENDUM "A"

PARCEL II:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

Being a portion of Section 13, Township 10 North, Range 22 East M.D.B. & M, described as follows:

Beginning at the corner common to Sections 11, 12, 13 and 14, Township 10 North, Range 22 East; thence South  $06^{\circ}35'24''$  West 101.97 feet; thence on a curve to the right having a radius of 500 feet through a central angle of  $22^{\circ}50'55''$  and an arc distance of 75.69 feet; thence South  $74^{\circ}27'$  East a distance of 340.82 feet to the True Point of Beginning; thence South  $15^{\circ}31'30''$  West a distance of 1,264.92 feet; thence South  $64^{\circ}40'43''$  East a distance of 300.92 feet; thence South  $50^{\circ}07'47''$  East 42.22 feet; thence North  $15^{\circ}31'30''$  East 1,333.38 feet; thence North  $74^{\circ}27'$  West 335 feet to the True Point of Beginning.

PARCEL 2:

Being all that portion of Section 13 and the East half of Section 14, Township 10 North, Range 22 East, M.D.B. & M, described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall insure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North quarter corner of said Section 14; thence South  $89^{\circ}51'$  East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South  $13^{\circ}00'$  East 104.32 feet to a point on the Southerly right of way line of State Route No. 3, the true point of beginning; thence along said line South  $13^{\circ}00'$  East, 360.80 feet; thence on a curve to the left the tangent of which bears the land described course having a radius of 500 feet through a central angle of  $22^{\circ}30'00''$  for an arc distance of 196.35 feet; thence South  $35^{\circ}30'$  East 2,287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $29^{\circ}15'$  for an arc distance of 255.25 feet; thence South  $64^{\circ}45'$  East a distance of 1,559.09 feet; thence a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $49^{\circ}29'15''$  for an arc distance of 431.86 feet; thence North  $65^{\circ}45'45''$  East 1,075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $16^{\circ}40'22''$  for an arc distance of 145.50 feet; thence North  $49^{\circ}05'23''$  East a distance of 1,161.73 feet to the true point of ending.

Also commencing at North quarter corner of said Section 14; thence South  $89^{\circ}51'$  East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South  $13^{\circ}00'$  East 104.32 feet to a point on the Southerly right of way line of State Route No. 3; thence South  $13^{\circ}00'$  East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $07^{\circ}04'13''$  for an arc distance of 61.70 feet to the True Point of Beginning; thence North  $76^{\circ}34'$  East 1,706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $28^{\circ}59'00''$  for an arc distance of 129.23 feet; thence South  $74^{\circ}27'$  East a distance of 3,465.00 feet to the true point of ending.

Assessment Parcel No. 1022-13-001-011 Old Assessment Parcel # 37-143-05

Reference is made to lot 37 as set forth on record of Survey recorded October 10, 1969, in Book 70, Page 450, as Document No. 45991.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1022-12-001-011  
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>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property:    \$ 35,000  
Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
Transfer Tax Value:    \$ \_\_\_\_\_  
Real Property Transfer Tax Due:    \$ 126.50

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 [Signature] Capacity 100%

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Raymond Ramal  
Address: P.O. Box 10206  
City: Zephyr Cove  
State: NV Zip: 89443

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

Print Name: \_\_\_\_\_  
Address: STATE  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**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)