

DOUGLAS COUNTY, NV **2017-903908**  
RPTT:\$13162.50 Rec:\$17.00  
\$13,179.50 Pgs=4 09/12/2017 11:27 AM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1318-03-210-016  
File No: 141-2526757 (JL)  
R.P.T.T.: \$13,162.50 C

When Recorded Mail To: Mail Tax Statements To:  
Jeffrey P. Harmon  
8 Sessions Road  
Lafayette, CA 94549

***GRANT, BARGAIN and SALE DEED***

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

J&J Limited Partnership, an Illinois limited partnership

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

Jeffrey P. Harmon, an unmarried man

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

**ALL THAT PORTION OF PARCEL A AS SHOWN ON THE MAP OF SKYLAND SUBDIVISION NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 27, 1958, THAT IS DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF LOT 31 IN SAID SUBDIVISION; THENCE NORTH 53°35'30" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL A, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL A, THE FOLLOWING COURSES AND DISTANCES; NORTH 53°35'30" WEST 25.63 FEET; NORTH 6°54'40" WEST 33.24 FEET; NORTH 47°49' WEST 43.10 FEET; SOUTH 34°52'30" WEST 40.22 FEET; SOUTH 54°02' WEST, A DISTANCE OF 16.00 FEET; THENCE LEAVING SAID LINE SOUTH 1°38'29" EAST 94.92 FEET; THENCE SOUTH 89°38'00" EAST 45.34 FEET; THENCE NORTH 36°24'30" EAST A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING.**

**TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR INGRESS TO AND EGRESS FROM THE ABOVE DESCRIBED PARCEL TO SKYLAND COURT, AS SHOWN ON THE MAP OF SKYLAND SUBDIVISION NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958 AND OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL;**

**BEGINNING AT THE NORTHEAST CORNER OF LOT 32 IN SAID SUBDIVISION, THENCE SOUTH 89°48'10" WEST, A DISTANCE OF 166.07 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°11'50" EAST ALONG THE WESTERLY LINE OF SAID LOT**

**32, A DISTANCE OF 69.20 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL A AS SHOWN ON SAID SUBDIVISION; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL A THE FOLLOWING 2 COURSES AND DISTANCES; NORTH 60°30'50" WEST 107.2 FEET; AND NORTH 45°21' WEST A DISTANCE OF 60.41 FEET; THENCE LEAVING SAID LINE NORTH 47°37'40" EAST, A DISTANCE OF 12.02 FEET; THENCE NORTH 0°22'20" WEST, A DISTANCE OF 69.57 FEET; THENCE NORTH 21°19'53" EAST 29.66 FEET; THENCE SOUTH 89°38'00" EAST 45.34 FEET; THENCE SOUTH 16°55'13" EAST 63.90 FEET; THENCE NORTH 89°48'10" EAST, A DISTANCE OF 52.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 31 AS SHOWN ON SAID SUBDIVISION; THENCE ALONG SAID LINE SOUTH 0°11'50" EAST A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE ALONG THE SOUTHERLY LINE OF LOT 31 AND LOT 30 NORTH 89°48'10" EAST, A DISTANCE OF 150.0 FEET; THENCE SOUTH 34°11'10" EAST, A DISTANCE OF 30.15 FEET TO THE TRUE POINT OF BEGINNING.**

**TOGETHER WITH THE RIGHT TO INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE LEACHING LINES IN COMMON WITH OTHERS ENTITLED TO USE THE SAME GRANTED BY DOCUMENT RECORDED IN BOOK 17 OF OFFICIAL RECORDS AT PAGE 599, UNDER DOCUMENT NO. 22641, DOUGLAS COUNTY, NEVADA, RECORDS.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 26, 2000, IN BOOK 1200, PAGE 5135, AS INSTRUMENT NO. 505699.**

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: 08/29/2017



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

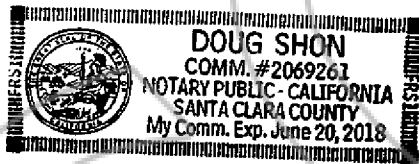
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Santa Clara }

On 8<sup>th</sup> Sept. 2017, before me, Doug Shon, Notary Public,  
personally appeared DAVID MATTHEW SYKORA

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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

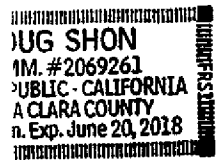
*[Handwritten Signature]*

Description of attached document

Title or type of document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other than Named Above: \_\_\_\_\_



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-03-210-016
- 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: \$3,375,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$3,375,000.00
- d) Real Property Transfer Tax Due \$13,162.50

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: *Jeff Harmon*

Capacity: *Grantor*

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: J&J Limited Partnership

Print Name: Jeffrey P. Harmon

Address: 579 Anza St

Address: 8 Sessions Road

City: Mountain View

City: Lafayette

State: CA Zip: 94041

State: CA Zip: 94549

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

First American Title Insurance

Print Name: Company

File Number: 141-2526757 JL/ JL

Address: P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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