DOUGLAS COUNTY, NV

2017-906632

RPTT:\$2925.00 Rec:\$35.00

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

11/07/2017 10:40 AM

\$2,960.00 Pgs=2

A.P.N.:

1220-31-001-002

File No:

143-2524304 (mk)

R.P.T.T.:

\$2,925.00

When Recorded Mail To: Mail Tax Statements To:

J2M Stables, LLC P.O. box 608 Minden, NV 89423

## GRANT, BARGAIN and SALE DEED

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

Merie Sue Wilson, Trustee, or any successors in trust, under the Merie Sue Wilson Trust dated August 8, 2005

do(es) hereby GRANT, BARGAIN and SELL to

J2M Stables, LLC, a Nevada limited liability company

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

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY **DESCRIBED AS FOLLOWS:** 

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, ON OCTOBER 30, 2017, AS DOCUMENT NO. 2017-906240, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

## 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: 07/14/2017

TOGETHER WITH surface water rights being appurtenant to or historically used on the property, being a portion of the West Fork of the Carson River heretofore allocated to Carl Thran, Theodore Thran, and Susan Thran in that certain action Entitled The United States of America, Plaintiff, vs. Alpine Land & Reservoir Company, a corporation, et al., Defendants, being Civil Decree No. D-183 BRT in the United States District Court for the District of Nevada, as distributed and allocated in said Decree under Claim No. 559, including a pro-rata share of the diversion rate.

TOGETHER WITH all of groundwater Permit No. 64614, Certificate No. 15872, being 0.0015 c.f.s., or sufficient to water 50 head of horses. EXCEPTING AND RESERVING UNTO GRANTOR all of groundwater Permit 64613.  $\mathcal{S}u$ 

Merie Sue Wilson, Trustee, or any successors in trust, under the Merie Sue Wilson Trust dated August 8, 2005

Merie Sue Wilson, Trustee Merie Sue Wilson, Trustee

STATE OF

**NEVADA** 

; SS.

COUNTY OF

**DOUGLAS** 

This instrument was acknowledged before me on

11-6-17

by

Merie Sue Wilson, Trustee.

// Notary Public

(My commission expires: \_\_

MARY KELSH

Notary Public - State of Nevada Appointment Recorded in Douglas County No: 98-49567-5 - Expires November 6, 2018

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 14, 2017** under Escrow No. **143-2524304**.

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Num	ber(s)		
a)	1220-31-001-002			
b)				\ \
c)				\ \ \ .
d)_				\ \
2.	Type of Property			\ \
a)	Vacant Land	b) X Single Fam. Res.	FOR RECORE	DERS OPTIONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book	Page:
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Record	
•		h) Mobile Home	Notes:	
g)	Agricultural	11) Intopile Louie	Notes.	
i)	Other	/		
3.	a) Total Value/Sales F	Price of Property:	_\$750,0	00.00
	b) Deed in Lieu of For	eclosure Only (value of pro	perty) (\$	)
	c) Transfer Tax Value:		\$750,0	00.00
	d) Real Property Trans	sfer Tax Due	\$2,925	00
4.	If Exemption Claimed	<u>d:</u>		/
	a. Transfer Tax Exem	nption, per 375.090, Section	. \/ /	r
	b Explain reason for			_
			N. /	
				· · · · · · · · · · · · · · · · · · ·
<b>5</b> .	Partial Interest: Perce	ntage being transferred: _	%	
	The undersigned dec	lares and acknowledges, u	nder penalty of p	erjury, pursuant to NRS
375	The undersigned dec .060 and NRS 375.1	lares and acknowledges, u 10, that the information p	nder penalty of p provided is corre	ct to the best of their
375 info the	The undersigned dec .060 and NRS 375.1 rmation and belief, and information provided	lares and acknowledges, u 10, that the information p I can be supported by doci herein. Furthermore the	nder penalty of p provided is corre umentation if call parties agree th	ct to the best of their ed upon to substantiate at disallowance of any
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