

DOUGLAS COUNTY, NV **2017-907258**
RPTT:\$3120.00 Rec:\$35.00
\$3,155.00 Pgs=4 11/22/2017 02:25 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-26-101-003

Escrow No. 00231679 - 004 - 12
RPTT 3,120.00
When Recorded Return to:
219KINGSBURYGRADELLC
PO Box 11058
Zephyr Cove, NV 89448
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Gary A. Michelsen and Ronald J. Michelsen, Successor Trustees of The John E. Michelsen
Family Trust, dated December 2, 1975

do(es) hereby Grant, Bargain, Sell and Convey to
219KINGSBURYGRADELLC, a Nevada Limited Liability Company

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

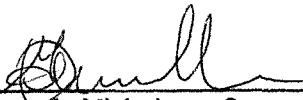
See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

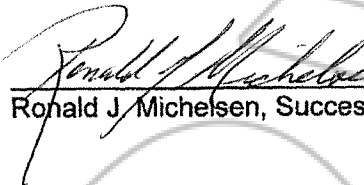
SPACE BELOW FOR RECORDER

Witness my/our hand(s) this 17 day of November, 2017

The John E. Michelsen Family Trust



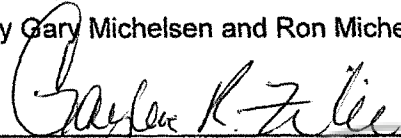
Gary A. Michelsen, Successor Trustee



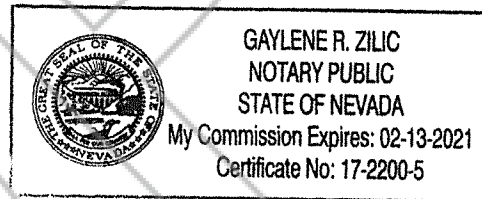
Ronald J. Michelsen, Successor Trustee

STATE OF NEVADA
COUNTY OF

This instrument was acknowledged before me on November 17, 2017,
by Gary Michelsen and Ron Michelsen.



NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Parcel No. 1:

A portion of the Northwest ¼ of the Northwest ¼ of Section 26, Township 13 North, Range 18 East, M.D.B. & M., described as follows:

Beginning at a point in the Southerly right of way line of Kingsbury Grade, as described in the conveyance to the County of Douglas, recorded June 5, 1957, in Book C-1 of Deeds at Page 417, Douglas County, Nevada, records, from which the Section corner common to Sections 22, 23, 26 and 27 of said Township and Range bears North 76°47'50" West a distance of 388.80 feet; thence South 17°46' East a distance of 90.00 feet, to the Point of Beginning; thence North 81°11'57" East a distance of 138.00 feet; thence South 10°12'28" East a distance of 175 feet to a point; thence in a southwesterly direction to a point which is South 17°40' East a distance of 180 feet from the Point of Beginning.

Parcel No. 2:

Together with a 15 foot easement lying easterly of the second bearing of parcel herein described as South 10°12'28" East and running to Kingsbury Grade Road, for purpose of ingress and egress and utility purposes.

Note: the above metes and bounds description previously appeared in document recorded December 19, 1989, in Book 1289, Page 2074, as Document No. 216766, of Official Records.

Parcel No. 3:

A non-exclusive ingress/egress easement as set forth in that certain document entitled "Grant, Bargain and Sale Easement Deed, recorded June 17, 2013, in Book 613, Page 4458, as Document No. 825528, Official Records of Douglas County, Nevada and more fully described as follows:

All that portion of the parcel described in Quitclaim filed for record on December 19, 1989 in Book 1289, Page 2084, more particularly described as follows:

Beginning at the North most point of said Parcel; thence South 10°12'28" East 100.44 feet; thence South 81°11'57" West 48.78 feet; thence North 10°12'28" West 99.27 feet; thence along a non-tangent concave to the Southeast having a radius of 960.00 feet, a central angle of 02°54'40" and an arc length of 48.77 feet, the chord of said curve bears North 79°49'49" East 48.77 feet to the Point of Beginning.

Note: the above metes and bounds description previously appeared in document recorded June 17, 2013, as Document No. 825528, of Official Records.

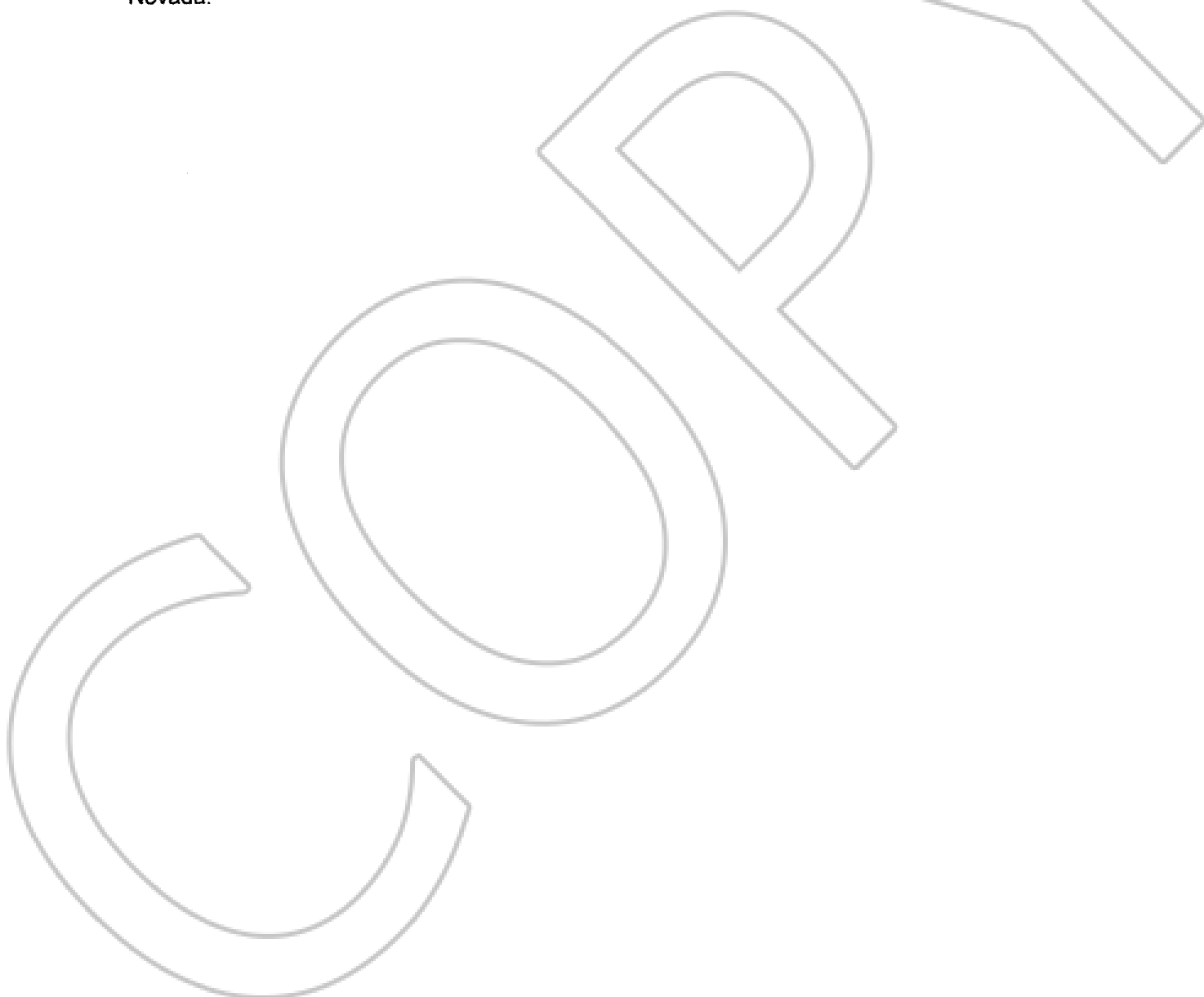
Parcel No. 4:

SPACE BELOW FOR RECORDER

A permanent, non-exclusive easement, for shared access, and subject to the terms and agreements, as set forth in that certain document entitled "Access Easement", recorded March 3, 2017, as Document No. 895430, Official Records of Douglas County, Nevada.

Parcel No. 5:

A permanent, non-exclusive easement, for parking and storage, and subject to the terms and agreements, as set forth in that certain document entitled "Permanent Easement", recorded March 3, 2017, as Document No. 895431, Official Records of Douglas County, Nevada.



SPACE BELOW FOR RECORDER

1. APN: 1318-26-101-003

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$800,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$800,000.00
 Real Property Transfer Tax Due: \$ 3,120.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 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 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 <u>Woody Jensen</u>	Capacity <u>Escrow Agent</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Gary A. Michelsen and Ronald J. Michael</u>	Print Name: <u>219KINGSBURYGRADELLC</u>
Address: <u>C/O Woodburn Wedge box 2311</u>	Address: <u>PO Box 11058</u>
City/State/Zip: <u>Reno, NV 89505</u>	City/State/Zip: <u>Zephyr Cove, NV 89448</u>
COMPANY REQUESTING RECORDING	
Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00231679-004-12</u>
Address: <u>3700 Lakeside Dr. Suite 110 Reno, NV 89509</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

XP The John E Michelsen Family Trust dated 12/2/75