

DOUGLAS COUNTY, NV

2017-907534

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

11/30/2017 03:37 PM

FIRST AMERICAN TITLE RENO

KAREN ELLISON, RECORDER

E02



A.P.N.: 1318-26-501-004
Douglas County

Seller: JOSEPH POHL AND MEGAN CLANCY
PO Box 11704
Zephyr Cove, Nevada 89448

Recording Requested by, To Be Returned
and tax statements mailed to:

Buyer: STATE OF NEVADA
Division of State Lands
901 South Stewart Street, Suite 5003
Carson City, NV 89601

GRANT, BARGAIN AND SALE DEED

For and in consideration of ONE MILLION TWO HUNDRED FIFTY THOUSAND (\$1,250,000.00) and other valuable consideration the receipt whereof is hereby acknowledged, JOSEPH POHL AND MEGAN CLANCY, HUSBAND AND WIFE, (hereinafter "Grantors"), hereby Grants, Bargains, Sells, Conveys and Confirms to the STATE OF NEVADA, acting through the DIVISION OF STATE LANDS, whose address is 901 South Stewart Street, Suite 5003, Carson City, Nevada 89701-5246 (hereinafter "Grantee"), and to the successors and assigns of the Grantee forever, all that certain real property described in Exhibit A attached hereto and by this reference made a part hereof (the "Property").

TOGETHER WITH all right, title, and interest in and to the improvements, rights, privileges, royalties, easements, reversions, remainders, rents, issues, and profits which are appurtenant to or obtained from such property, including without limitation, all water rights, ditch, ditch rights, and grazing rights associated with or appurtenant to such property.

SUBJECT TO any and all existing easements, leases, licenses, burdens and encumbrances of public record.

ACKNOWLEDGMENT

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 San Luis Obispo

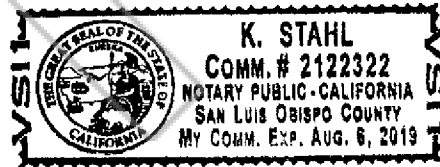
On 11/28/17 before me, K Stahl, notary public
(insert name and title of the officer)

personally appeared Joseph Pohl and Megan Clancy
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 K Stahl (Seal)



Grant, Bargain and Gate Need- Purchase agreement

Exhibit A

Situate in the County of Douglas, State of Nevada and described as follows:

ALL THAT PORTION OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26;

THENCE SOUTH 00°09'40" WEST 654.66 FEET;

THENCE SOUTH 00°17'25" WEST 654.51 FEET;

THENCE NORTH 89°29'43" WEST 437.91 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°29'43" WEST 924.55 FEET;

THENCE NORTH 52°27'52" EAST 544.94 FEET;

THENCE NORTH 38°00'00" EAST 202.00 FEET;

THENCE NORTH 41°00'00" WEST 140.00 FEET;

THENCE NORTH 06°20'00" EAST 50.00 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 18°40'00", AND AN ARC LENGTH OF 89.59, THE CHORD OF SAID CURVE

BEARS NORTH 74°20'00" WEST 89.20 FEET;

THENCE NORTH 65°00'00" WEST 120.00 FEET;

THENCE NORTH 52°29'59" EAST 33.87 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 640.00 FEET, A CENTRAL ANGLE 18°31'56", AND AN ARC LENGTH OF 207.01, THE CHORD OF SAID CURVE

BEARS NORTH 86°14'32" EAST, 206.10 FEET;

THENCE NORTH 76°58'34" EAST 182.76 FEET;

THENCE SOUTH 12°26'03" EAST 440.48 FEET;

THENCE SOUTH 23°19'32" EAST 422.25 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 23, 2011 IN BOOK 1111, PAGE 5159 AS INSTRUMENT NO. 793093, OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

(Personal Property)

All land coverage recognized by the Tahoe Regional Planning Agency (TRPA) and defined in the TRPA code of ordinances, whether now owned or hereafter acquired, whether now existing, banked or hereafter arising, in addition to various rights and entitlements, including but not limited to building allocations, units of use and permits for the real property located at 173 Granite Springs Drive, Nevada 89449 APN: 1318-26-501-004

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-26-501-004
- 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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 2
- b. Explain reason for exemption: Transfer of title to the state of Nevada

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: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Joseph Pohl and Megan Clancy

Print Name: State of Nevada

Address: 1462 Pittman Terrace

Address: 901 S. Stewart Street Suite 5003

City: Glenbrook

City: Carson City

State: NV Zip: 89413

State: NV Zip: 89701

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

Print Name: First American Title Insurance Company

File Number: 121-2525585 BM/ BM

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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