

DOUGLAS COUNTY, NV

2018-915519

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=5

06/15/2018 08:49 AM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E03

WHEN RECORDED MAIL TO:
PMR Holdings, LLC a Nevada Limited Liability
Company
2516 Business Parkway #G
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1706048-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-32-801-032 & 1320-32-801-036
R.P.T.T.

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jerry C. Goodman, as Trustee of the Jerry & Linda Goodman Family Trust dated March 28, 2012. and Ron Goodman, a married man as his sole and separate property FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to PMR Holdings, LLC a Nevada Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

SIGNED IN COUNTERPART

Jerry C. Goodman, as Trustee of the Jerry & Linda Goodman Family Trust dated March 28, 2012.

Jerry C. Goodman
Jerry C. Goodman, Trustee

Ron Goodman

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 6/6/18
by Jerry C. Goodman, as Trustee of the Jerry & Linda Goodman Family Trust dated March 28, 2012, and

~~Goodman, Ron~~ only

Ron

NOTARY PUBLIC

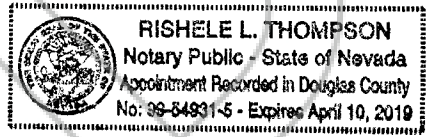


EXHIBIT A

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

PARCEL 1

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

That Middle 70 foot wide parcel as shown on that plat of the C.C. Meneley property at Gardnerville as recorded March 8, 1948, as Document No. 06345.

Excepting therefrom the Westerly 61.00 feet, all more particularly described as follows:

COMMENCING at the Northwest corner of Parcel No. 2 as shown on that Record of Survey for William Hussman, as Recorded in Book 492, at Page 1331, as Document No. 275307;

Thence South 01°13'14" East, 393.04 feet;

Thence South 01°30'26" East, 73.01 feet to the Northwest corner of said Middle Parcel, Document No. 06345;

Thence along the north line of said parcel South 89°27'04" East, 61.00 feet to The Point of Beginning;

Thence continuing South 89°27'04" East, 187.96 feet to the Westerly right-of-way line of Gilman Avenue;

Thence along said right-of-way South 01°37'05" East, 70.05 feet; thence North 89°27'04" West, 188.10 feet to a point 61.00 feet East of the West line of said parcel; thence North 01°30'25" West, 70.05 feet to The Point of Beginning.

Said land is also shown on the Record of Survey to support a boundary line adjustment for P M B #1 LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 28, 2006 in Book 606, Page 9912, as File No. 678279, Official Records.

Document No. 800442 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1320-32-801-032

PARCEL 2

A parcel of land located within a portion of the Southeast one-quarter of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of "Adjusted APN 1320-32-801-023" as shown on Record of Survey to Support a Boundary Line adjustment for P.M.B. #1, LLC and peter M. Beekhof, Jr., Document No. 613573 of the Douglas County Record's Office, which bears North 89°02'38" East, 2,583.29 feet from the South one-quarter corner of said Section 32;

thence North 89°24'12" West, along the Southerly line of said "Adjusted APN 1320-32-801-023", 162.96 feet;

thence North 01°48'09" West, 36.08 feet;

thence North 14°43'06" East, 85.58 feet;

thence South 75°20'47" East, 57.49 feet;

thence South 14°39'13" West, 20.55 feet;

thence South 30°20'47" East, 5.66 feet;

thence South 75°20'47" East, 61.90 feet;

thence 29.90 feet along a curve, to the right, having a radius of 116.77 feet; and a central angle of 14°40'15" (chord bears South 68°00'39" East, 29.82 Feet) to a point on the Westerly right-of-way line of Gilman Avenue;

thence South 01°37'13" East, along said Westerly right-of-way, 54.43 feet to The Point of Beginning.

Said land is also shown on the Record of Survey to support a boundary line adjustment for P M B #1 LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 28, 2006 in Book 606, Page 9912, as File No. 678279, Official Records.

Document No. 800442 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1320-32-801-036

Jerry C. Goodman, as Trustee of the Jerry & Linda Goodman Family Trust dated March 28, 2012.

Jerry C. Goodman, Trustee

Ronald A. Goodman

Ron Goodman

STATE OF ~~NEVADA~~ ^{CA} CALIFORNIA
COUNTY OF ~~DOUGLAS~~ ^{SAN FRANCISCO} SAN FRANCISCO

} ss:

This instrument was acknowledged before me on, 6/8/16
by Jerry C. Goodman, as Trustee of the Jerry & Linda Goodman Family Trust dated March 28, 2012. and
Goodman, Ron

[Signature]

NOTARY PUBLIC



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-32-801-036
- b) 1320-32-801-032
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: Verified Purchase Agmt. JS

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section #3

b. Explain Reason for Exemption: IT WAS THE INTENT OF THE GRANTORS TO CONVEY APNS 1320-32-801-032 & 036 IN DOCUMENT NO. 2017-908633 THE SALES PRICE THEREON WAS INCLUSIVE OF APNS 1320-32-801-032, 035, 036

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 _____ Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Jerry C. Goodman, as Trustee of the Jerry & Linda Goodman Family Trust dated March 28, 2012, ETAL

Print Name: PMR Holdings, LLC a Nevada Limited Liability Company

Address: PO BOX 14481
South Lake Tahoe, CA 96151

Address: 2516 Business Parkway #G
Minden, NV 89423

City, State, Zip

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc.

Escrow #: 1706048-RLT

Address: 1483 Highway 395 N, Suite B

City, State, Zip: Gardnerville, NV 89410