

A.P. No. 1220-03-301-001  
Escrow No. 143-2550963-mk/DMJ  
R.P.T.T. \$1,852.50

*WHEN RECORDED RETURN TO:*  
Gardnerville Town Water Company., a Nevada  
non-profit Corporation  
1579 Virginia Ranch Road  
Gardnerville, NV 89410

*MAIL TAX STATEMENTS TO:*

1579 Virginia Ranch Road  
Gardnerville, NV 89410

**GRANT, BARGAIN and SALE DEED**

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

Charles L. Kriss and Janice M. Kriss, Trustees of The Kriss Family Trust Dated 5-25-2009

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

Gardnerville Town Water Company., a Nevada non-profit Corporation

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

**PARCEL 1:**

**A PARCEL OF LAND LOCATED WITHIN PORTIONS OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE WEST 1/16 CORNER OF SECTION 3, T. 12 N., R. 20 E., AND SECTION 34, T. 13 N., R. 20 E., M.D.M., A FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "DO. CO." IN WELL AS SHOWN ON RECORD OF SURVEY NO. 23 FOR DOUGLAS COUNTY RECORDED JANUARY 4, 1991 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 242238;**

**THENCE SOUTH 00°28'21" WEST, 1302.20 FEET TO A FOUND 5/8" REBAR WITH TAG RLS 5665;**

**THENCE ALONG THE WESTERLY LINE OF THE PARCEL SHOWN AS A.P.N. 25-160-08 ON THE RECORD OF SURVEY FOR STODDARD JACOBSEN RECORDED JANUARY 22, 1996 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 129795 SOUTH 17°48'57" EAST, 420.85 FEET TO A FOUND 5/8" REBAR WITH TAG RLS 5665;**

**THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 17°48'57" EAST, 1316.24 FEET;**

**THENCE ALONG THE NORTHERLY LINE OF CARSON VALLEY INDUSTRIAL PARK NORTH 86°36'53" WEST, 1571.06 FEET TO THE POINT OF BEGINNING;**

**THENCE CONTINUING ALONG SAID NORTHERLY LINE OF CARSON VALLEY INDUSTRIAL PARK NORTH 86°36'53" WEST, 311.35 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 3;**

**THENCE ALONG SAID WEST LINE OF SECTION 3 NORTH 00°39'29" EAST, 444.66 FEET;**

**THENCE SOUTH 84°09'09" EAST, 273.78 FEET;**

**THENCE SOUTH 66°48'16" EAST, 33.08 FEET;**

**THENCE SOUTH 00°23'56" EAST, 422.11 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THAT PORTION CONVEYED TO GTEB, LLC, BY QUITCLAIM DEED RECORDED DECEMBER 29, 1998 IN BOOK 1298, PAGE 6472 AS DOCUMENT NO. 457443 OF OFFICIAL RECORDS.**

**THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 09, 2013 AS DOCUMENT NO. 830308 OF OFFICIAL RECORDS.**

**PARCEL 2:**

**AN EASEMENT FOR ACCESS AND UTILITY PURPOSES AS SET FORTH IN THE ACCESS AND PUBLIC UTILITY EASEMENT RECORDED MAY 6, 2003 IN BOOK 503, PAGE 2436 AS DOCUMENT NO. 575748 OF OFFICIAL RECORDS.**

**PARCEL 3:**

**AN EASEMENT FOR ACCESS AND UTILITY PURPOSES AS SET FORTH IN THE ACCESS AND PUBLIC UTILITY EASEMENT RECORDED MAY 6, 2003 IN BOOK 503, PAGE 2443 AS DOCUMENT NO. 575749 OF OFFICIAL RECORDS.**

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: 10/09/2018

Charles L. Kriss and Janice M. Kriss, Trustees of  
The Kriss Family Trust dated 5-25-2009

*Charles L. Kriss*  
Charles L. Kriss, Trustee

*Janice M. Kriss*  
Janice M. Kriss, Trustee

STATE OF NEVADA    )  
                                  : ss.  
COUNTY OF         )  
**DOUGLAS**

This instrument was acknowledged before me on \_\_\_\_\_ by

*Oct 12, 2018*

**Charles L. Kriss and Janice M. Kriss, Trustees  
of The Kriss Family Trust dated.**

*Mary Kelsh*  
Notary Public

(My commission expires: *11-6-18* *AKC*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 10/09/2018 under Escrow No. 143-2550963

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-03-301-001
- 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: \$475,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$475,000.00
- d) Real Property Transfer Tax Due \$1,852.50

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: *Michelle*  
Signature: \_\_\_\_\_

Capacity: *agent*  
Capacity: \_\_\_\_\_

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

Charles L. Kriss and Janice M. Kriss, Trustees of The Kriss Family  
Print Name: Trust dated  
Address: 1740 Westwood Drive  
City: Minden  
State: NV Zip: 89423

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

Gardnerville Town Water Company., a Nevada non-profit Corporation  
Print Name: profit Corporation  
Address: 1579 Virginia Ranch Road  
City: Gardnerville  
State: NV Zip: 89410

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

First American Title Insurance  
Print Name: Company File Number: 143-2550963 mk/ mk  
Address 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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