

RETURN RECORDED DEED TO:

1625 State Route 88  
Minden, NV 89423

APN: 17-094-01-2

Mail Tax Bills To:  
Same

NRS 375.090 Transfer Tax  
Exemption No. 9



KAREN ELLISON, RECORDER

E09

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 10 day of April, 2019, by and between  
PHIL STOLL, a widowed woman, grantor, and WHITE HOUSE INN GENOA LLC, grantee.

WITNESSETH:

That the grantor, without consideration, do by these presents grant, bargain, transfer and  
sell to the grantee, and to their successors and assigns, any and all interest, without limitation,  
owned by grantor in that certain real property, with improvements located thereon, held by  
grantor, further including all mineral, oil, gas, timber, logging and water rights belonging or in  
any way appertaining to said real property, situate in, Douglas County, State of Nevada,  
particularly described as follows:

SEE EXHIBIT A

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances  
thereunto belonging or in anyway appertaining, and the reversion and reversions, remainder or  
remainders, rents, issues, and profits thereof;

TO HAVE AND TO HOLD, all and singular the premises, together with the  
appurtenances, unto the said grantee, and to her successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance, effective the day  
and year first above written.

Phil Stoll  
PHIL STOLL

STATE OF NEVADA        )  
                                  )ss.  
COUNTY OF DOUGLAS    )

Before me the undersigned, a Notary Public in and for said county and state, personally appeared PHIL STOLL who acknowledged the execution of the foregoing "GRANT, BARGAIN AND SALE DEED" this 10<sup>th</sup> day of April, 2019.

Caryn Haller  
Notary Public

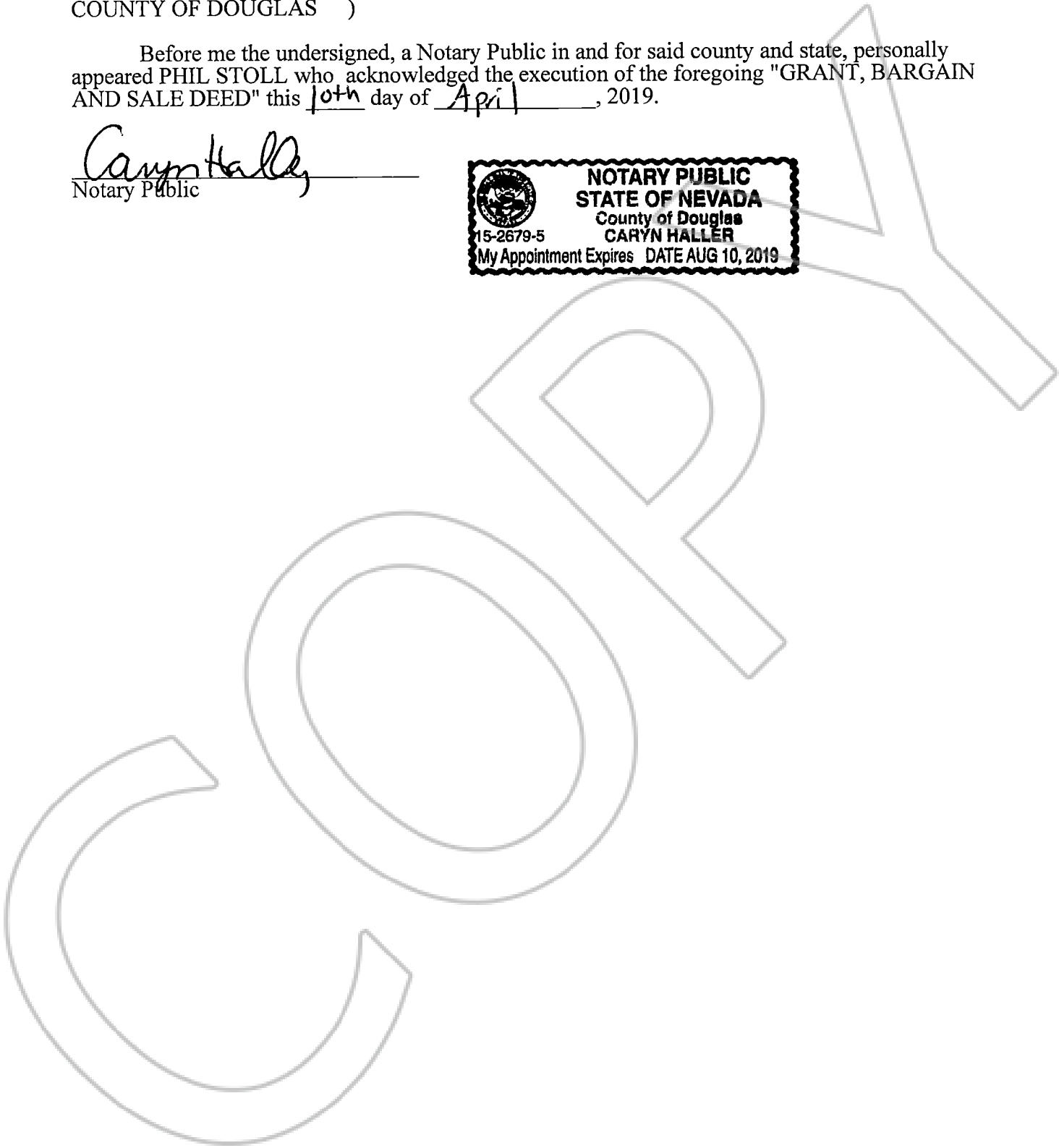
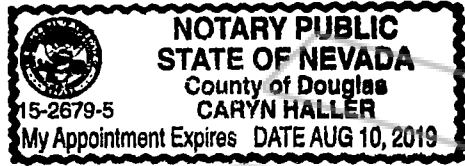


EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lots Nos. 17, 18, 19, 20, 21, 22, 27, 28 and 29 in Block No. 14, with all building and improvements thereon, and all water and water rights belonging thereto and running therewith, as per Map of Genoa as filed in the Office of the County Recorder, September 1874. This property was at one time owned by Frank Bettencourt and wife.

EXCEPTING THEREFROM all that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being that portion of Block 14 of Genoa Township, according to the Official map thereof on file in the Office of the County Recorder of Douglas County, Nevada, that is more particularly described as follows:

BEGINNING at the Southwest corner of Lot 17 in said Block 14; thence Easterly along the Southerly line of Lots 17, 22 and 27 in Block 14 a distance of 150 feet more or less to the Southeasterly corner of said Lot 27; thence Northeasterly along the Easterly line of Lot 27 and along. The Easterly line of Lot 28 a distance of 160 feet; thence Westerly a distance of 155 feet more or less to the Northeasterly corner of Lot 6 ½ in the aforementioned Block 14; thence Southerly along the Westerly line of Lots 18 and 17 in said Block 14 a distance of 168 feet more or less to the point of beginning.

RESERVING, HOWEVER, unto the Grantors an easement over and across the Westerly 3 feet of the within described premises for a ditch for the purpose of transporting water for the benefit of Lots 19, 20, 29 and those, portions of Lots 18, 21, and 28 that are not being conveyed hereby, all being in Block 14,

AND FURTHER RESERVING unto the Grantors an easement over and across the Southerly 3 feet of the within described premises for a ditch for the purpose of transporting water for the benefit of Lots 30, 31, 32 37, 38, 39, 40, 41 and 42 in Block 14.

And the Grantors further reserve the right to maintain said ditches for the operation of the transportation of water.

Assessment Parcel No. 17-094-01-2

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor's Parcel Number(s)**

- (a) ~~17-094-01-2~~
- (b) 1319-09-70-058
- (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 ONLY	
Document/Instrument#:	_____
Book: _____ Page: _____	
Date of Recording: _____	
Notes:	<u>Operating Agreement of</u> <u>BC</u>

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ N/A  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a) Transfer Tax Exemption, per NRS 375.090, Section: 9  
 b) Explain Reason for Exemption: Conveyance to a company

**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 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 Phil Stoll Capacity \_\_\_\_\_ Grantor/Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor/Grantee

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

Print Name: Phil Stoll  
 Address: P.O. Box 4884  
 City: Stateline State: NV Zip: 89449

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

Print Name: White House Inn Genoa, LLC  
 Address: P.O. Box 4884  
 City: Stateline State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Gene M. Kaufmann Escrow #: N/A  
 Address: Sullivan Law, 1625 Highway 88, Ste. 401  
 City: Minden State: NV Zip: 89423