

APN#: 1220-04-002-020  
RPTT: \$1,462.50



KAREN ELLISON, RECORDER

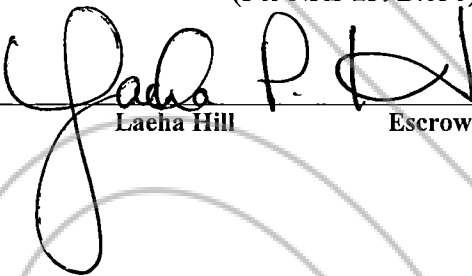
Recording Requested By:  
Western Title Company  
Escrow No.: 100611-ARJ

When Recorded Mail To:  
JH – Gardnerville, LLC  
3953 Maple Ave., Suite 290  
Dallas, TX 75219

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature   
Laeha Hill Escrow Assistant

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Heritage Bank of Nevada, a Nevada Corporation

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

JH – Gardnerville LLC, a Texas limited liability company

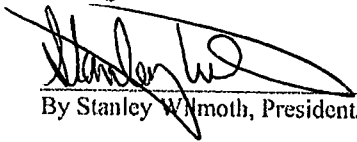
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 05/14/2019

Heritage Bank of Nevada

  
By Stanley Wilmoth, President/CEO

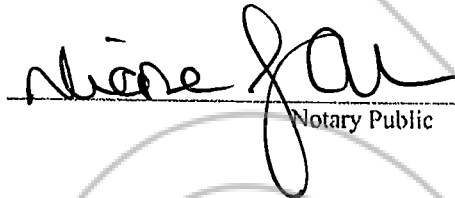
STATE OF Nevada

COUNTY OF Washoe } ss

This instrument was acknowledged before me on

May 14, 2019

By Stanley Wilmoth.

  
Notary Public



## EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, as shown on that certain Reversion To Acreage for HERITAGE BANK OF NEVADA, Reversion Of The Line Between Parcel 2 and Parcel 3 Within Document No. 763100, situate with a portion of Sections 3 and 4, Township 12 North, Range 20 East, M.D. M., more particularly described as follows:

**TRACT 1:**

### REVERSION RESULTANT PARCEL

A portion of the East Half (E 1/2) of Section 4, and the West Half (W 1/2) of Section 3 of Township 12 North, Range 20 East, M.D.B. & M, and set forth as Adjusted Parcel 2 in Boundary Line Adjustment Grant, Bargain, Sale Deed recorded March 25, 2009 as Document No. 740141 and Parcel 3 in Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 4, 2010, in Book 510, Page 690 as Document No. 763100 of Official Records Douglas County, Nevada, being more particularly described as follows:

Commencing at the most Northerly corner of adjusted Parcel One as shown on the Record of Survey for Colonial Bank NA, recorded December 27, 2007, in the office of the recorder of Douglas County Nevada as Document No. 715367;

Thence along the Easterly line of adjusted Parcel One and adjusted Parcel Two as shown on said map, South 00° 21 '36" West, a distance of 184.02 feet to the POINT OF BEGINNING;

THENCE continuing along the Easterly Line of said adjusted Parcel Two South 00° 21 '36" West, a distance of 194.33 feet;

THENCE curving to the right along the arc of a 150.00 foot radius curve, concave Westerly, through a central angle of 37° 26'52", with an arc length of 98.04 feet;

THENCE South 37° 48'28" West, a distance of 24.22 feet to the East line of the Southeast Quarter (SE 1/4) of said Section 4 as shown on the Record of Survey for Douglas County filed for record on November 24, 2008, in Book 1108, Page 4361, as Document No. 733504 in the Douglas County Nevada Recorder's Office;

THENCE along the East line of said Section 4, South 00° 39'29" West 71.31' feet to the Easterly right-of-way of U.S. Highway 395;

THENCE along the arc of a nontangent curve to the left having a radius of 5,060.00 feet, central angle of 00° 11 '03", arc length of 16.26 feet and chord bearing and distance of North 37° 43'44" West, 16.26 feet to a point on the Easterly right-of-way of U.S.

Highway 395, also being the Westerly line of that portion of right-of-way abandoned in Resolution of Abandonment of a Portion of State Highway Right-of-Way, recorded November 20, 2002, in said office of Recorder, in Book 1102, at Page 8530, as Document No. 558501;

THENCE along said Easterly right-of-way, along the arc of a curve to the left, having a radius of 5,060.00 feet, central angle of  $01^{\circ} 05' 16''$ , arc length of 96.07 feet and chord bearing and distance of North  $38^{\circ} 21' 53''$  West 96.06' feet to the Southwesterly corner of a parcel of land described in a Grant Bargain and Sale Deed between Douglas County and G.T.E.B., LLC, recorded April 22, 2003, in said office of Recorder, in Book 0403, at Page 10825, as Document No. 574312;

THENCE along said right-of-way from a tangent bearing North  $38^{\circ} 54' 33''$  West, curving to the left along the arc of a 5,060.00 foot radius curve concave Southwesterly, through a central angle of  $02^{\circ} 14' 58''$ , with an arc length of 198.65' feet to a point, a radial line to said point bears North  $48^{\circ} 50' 29'$  East;

THENCE departing said right-of-way, North  $61^{\circ} 07' 36''$  East, a distance of 280.60 feet TO THE POINT OF BEGINNING.

REFERENCE being made to that certain Reversion to Acreage For HERITAGE BANK OF NEVADA, reversion of the line between Parcel 2 and Parcel 3 within Document No. 763100 situate within a portion of Sections 3 and 4, Township 12 North, Range 20 East, M.D.M., recorded on March 25, 2019, as Document No. 2019-927016, Official Records, Douglas County, Nevada.

THE BASIS OF BEARING for this description is identical to the Parcels in Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 4, 2010, in Book 510, Page 690 as Document No. 763100 of Official Records Douglas County, Nevada.

NOTE: Portions of the above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 4, 2010, in Book 510, Page 690 as Document No. 763100 of Official Records. This Legal Description has been prepared from information on recorded documents and maps.

NOTE: The above metes and bounds description was prepared by Dean Neubauer, PLS# License No. PLS 9392, if applicable, at Lumos & Associates, Inc., 308 N. Curry Street, Suite 200, Carson City NV. 89703.

TRACT 2:

**Easement rights under that certain Access Easement Agreement dated May 15, 2019 by and between Heritage Bank of Nevada and JH-Gardnerville, LLC, a Texas limited liability company, filed of record, May 15, 2019, under Document No. 2019-929088, Official Records Douglas County, Nevada.**

**Assessor's Parcel Number(s):  
1220-04-002-020**

**COPY**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-04-002-020

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: _____	

3. Total Value/Sales Price of Property: \$375,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$375,000.00  
 Real Property Transfer Tax Due: \$1,462.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 [Signature] Capacity Seller  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Heritage Bank of Nevada  
 Address: Attn: Chief Executive Officer  
PO Box 11920  
 City: Reno  
 State: NV Zip: 89510

Print Name: JH -- Gardnerville LLC, a Texas limited liability company  
 Address: 3953 Maple Ave., Suite 290  
 City: Dallas  
 State: TX Zip: 75219

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 100611-ARJ

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