

APN#: 1220-09-001-015 A portion of 1220-09-001-016
1220-10-201-004 1220-10-201-005 1220-10-201-006
1220-10-201-007 1220-10-302-002
A portion of 1220-09-001-008
A portion of 1220-09-001-017 1220-10-303-001



KAREN ELLISON, RECORDER

RPTT: \$6,708.00

Recording Requested By:
Western Title Company

Escrow No.: 103651-WLD
When Recorded Mail To:
MJD Properties, LLC
P.O. Box 1274
Zephyr Cove, NV 89448

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 _____

Wendy Dunbar

Escrow Officer

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,

Rivertree Ranch, LLC, a Nevada limited liability company

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

MJD Properties, LLC, a Nevada 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, excepting any and all water rights which are hereby reserved unto Grantor.

Dated: 05/15/2019

Rivertree Ranch, LLC

~~By: Corporate Management Services, Inc. a Nevada corporation, as Manager~~
By: James S. Bradshaw, President

STATE OF Utah


COUNTY OF Weber

} ss

This instrument was acknowledged before me on

May 15th, 2019

By James S. Bradshaw.



Notary Public

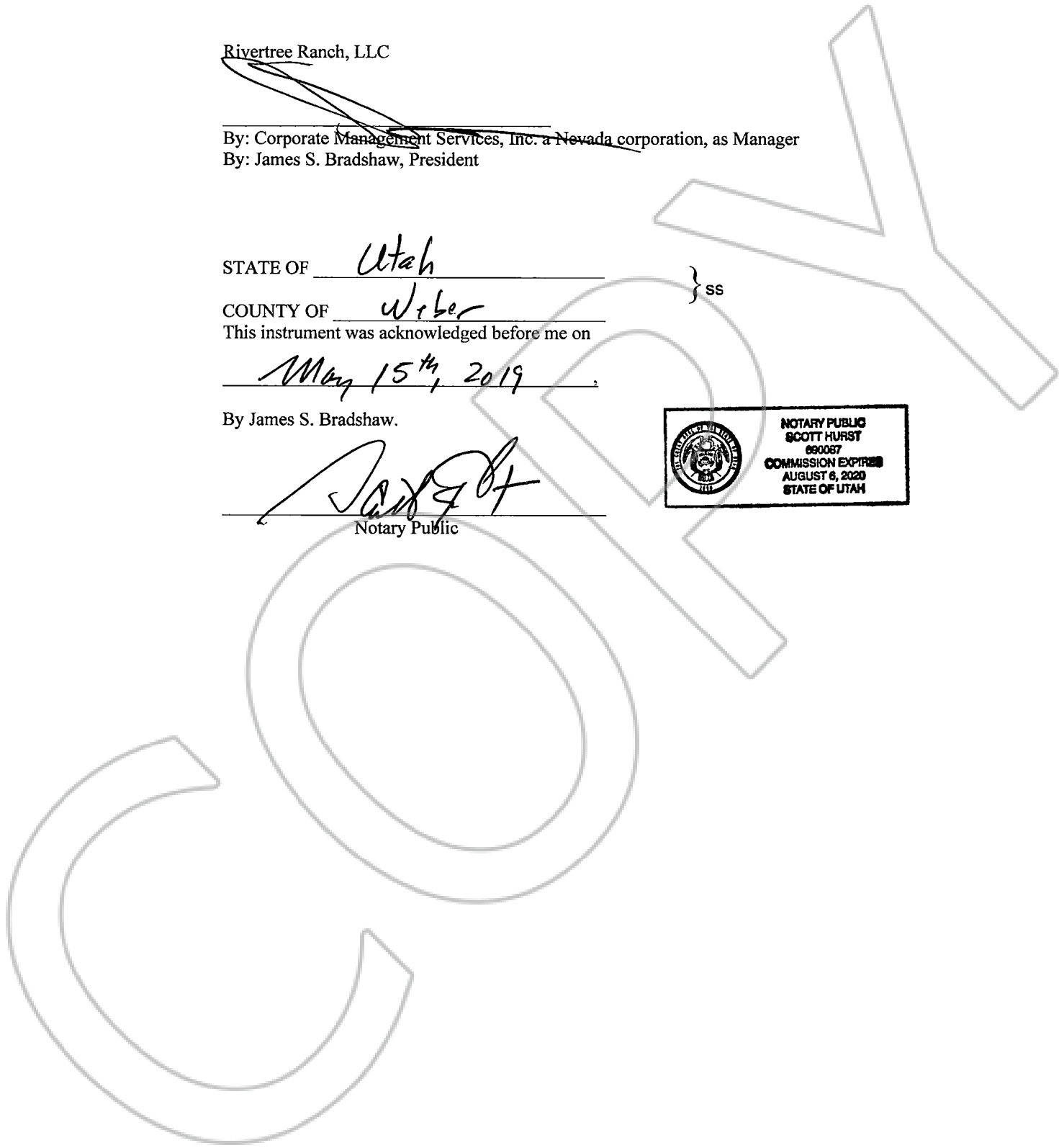
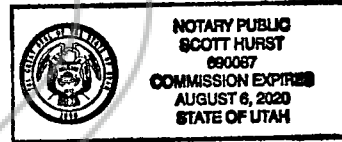


EXHIBIT "A"

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

PROPERTY 1:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the west one-quarter (W1/4) corner of said Section 10 as shown on the Record of Survey to Support A Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724376; thence North 89°52'44" East, 39.07 feet; thence North 89°36'51" East, 1165.18 feet to the Point of Beginning; thence North 45°19'00" East, 417.42 feet to a point on the Easterly boundary of that certain property as shown on the Record of Survey for Ida F. & Anne Wennhold filed for record June 5, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 281266; thence along said Easterly boundary of Record of Survey, Document No. 281266, South 44°41'00" East, 408.64 feet; thence continuing along said Easterly boundary of Record of Survey, Document No. 281266, North 89°39'01" East, 870.67 feet; thence South, 30.00 feet; thence South 00°06'27" East, 335.20 feet, thence South 00°14'50" West, 52.92 feet; thence North 71°03'20" West, 325.47 feet; thence North 75°22'00" West, 161.45 feet; thence North 82°46'00" West, 416.18 feet; thence North 08°50'51" East, 50.02 feet; thence North 82°46'00" West, 454.05 feet; thence North 78°09'00" West, 110.40 feet; thence North 18°36'00" West, 86.20 feet to the Point of Beginning.

Excepting therefrom the above-described parcel all that land lying below the ordinary high-water mark of the East Fork Carson River.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2019, as Document No. 2019-928526 of Official Records.

APN 1220-10-302-002, 1220-10-303-001, 1220-10-201-004

PROPERTY 1A:

Easement for Public Utilities and Private Access, as set forth in document recorded on June 2, 2008, in Book 0608, Page 346, as Document No. 0724374, Official Records of Douglas County, Nevada.

PROPERTY 2:

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

follows:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the West 1/4 corner of Section 10 as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada, as Document No. 724376; thence North 89°52'44" East, 39.07 feet; thence North 89°36'51" East, 557.45 feet to the Point of Beginning; thence North, 60.00 feet; thence North 56°52'15" East, 826.97 feet to a point on the Easterly boundary of that certain property as shown on the Record of Survey for Ida F. & Anne Wennhold filed for record June 5, 1992 in the office of Recorder, Douglas County, Nevada, as Document No. 281266; thence along said Easterly boundary of Record of Survey, Document No. 281266, South 44°41'00" East, 301.45 feet; thence South 45°19'00" West, 417.42 feet; thence South 89°36'51" West, 607.73 feet to the Point of Beginning.

Excepting therefrom the above-described parcel all that land lying below the ordinary high-water mark of the East Fork Carson River.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2019, as Document No. 2019-928526 of Official Records.

APN 1220-10-201-005

PROPERTY 2A:

Easement for Public Utilities and Private Access, as set forth in document recorded on June 2, 2008, in Book 0608, Page 346, as Document No. 0724374, Official Records of Douglas County, Nevada.

PROPERTY 3:

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

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 10 as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada, as Document No. 724376; thence North 89°52'44" East, 39.07 feet; thence North 89°36'51" East, 82.77 feet

to the Point of Beginning; thence North, 60.00 feet; thence North 57°16'47" East, 1204.15 feet to a point on the Easterly boundary of that certain property as shown on the Record of Survey for Ida F. & Anne Wennhold filed for record June 5, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 281266; thence along said Easterly boundary of Record of Survey, Document No. 281266, South 34°41'00" East, 161.56 feet; thence continuing along said Easterly boundary of Record of Survey, Document No. 281266, South 44°41'00" East, 88.44 feet; thence South 56°52'15" West, 826.97 feet; thence South 60.00 feet; thence South 89°36'51" West, 474.68 feet to the Point of Beginning.

Excepting therefrom the above-described parcel all that land lying below the ordinary high-water mark of the East Fork Carson River.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2019, as Document No. 2019-928526 of Official Records.

APN 1220-10-201-006

PROPERTY 3A:

Easement for Public Utilities and Private Access, as set forth in document recorded on June 2, 2008, in Book 0608, Page 346, as Document No. 0724374, Official Records of Douglas County, Nevada.

PROPERTY 4:

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

A parcel of land located within portions of Sections 9 & 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the 1/4 corner of said Sections 9 & 10 as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724376; thence South 89°50'36" West, 832.56 feet; thence North 00°09'24" West, 60.00 feet; thence North 55°35'06" East, 1965.15 feet to a point on the Easterly boundary of that certain property as shown on the Record of Survey for Ida F. & Anne Wennhold filed for record June 5, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 281266; thence along said Easterly boundary of Record of Survey, Document No. 281266, South 40°04'00" East, 265.56 feet; thence continuing along said Easterly boundary of Record of Survey, Document No. 281266, South 34°41'00" East, 308.44 feet; thence South 57°16'47" West, 1204.15 feet; thence South, 60.00 feet; thence South

89°36'51" West, 82.77 feet; thence South 89°52'44" West 39.07 feet to the Point of Beginning.

Excepting therefrom the above-described parcel all that land lying below the ordinary high-water mark of the East Fork Carson River.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2019, as Document No. 2019-928526 of Official Records.

APN 1220-10-201-007

PROPERTY 4A:

Easement for Public Utilities and Private Access, as set forth in document recorded on June 2, 2008, in Book 0608, Page 346, as Document No. 0724374, Official Records of Douglas County, Nevada.

PROPERTY 5:

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

A parcel of land located within portions of Sections 9 and 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the 1/4 corner of said Sections 9 and 10 as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada, as Document No. 724376; thence South 89°50'36" West, 832.56 feet to the Point of Beginning; thence continuing South 89°50'36" West, 419.44 feet; thence North 00°12'56" West, 437.61 feet; thence North 55°35'06" East, 1874.29 feet; thence North 57°12'34" East, 191.17 feet to a point on the Easterly boundary of that certain property as shown on the Record of Survey for Ida F. & Anne Wennhold filed for record June 5, 1992 in the office of Recorder, Douglas County, Nevada, as Document No. 281266; thence along said Easterly boundary of Record of Survey, Document No. 281266, South 36°11'00" East, 286.40 feet; thence continuing along said Easterly boundary of Record of Survey, Document No. 281266, South 40°04'00" East, 258.04 feet; thence South 55°35'06" West, 1965.15 feet; thence South 00°09'24" East, 60.00 feet to the Point of Beginning.

Excepting therefrom the above-described parcel all that land lying below the ordinary high-water mark of the East Fork Carson River.

NOTE: The above metes and bounds description appeared previously in that certain

Boundary Line Adjustment recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2019, as Document No. 2019-928526 of Official Records.

APN 1220-09-001-015

PROPERTY 5A:

Easement for Public Utilities and Private Access, as set forth in document recorded on June 2, 2008, in Book 0608, Page 346, as Document No. 0724374, Official Records of Douglas County, Nevada.

PROPERTY 6:

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

A parcel of land located within portions of Sections 9 and 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northeast corner of said Section 9 as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada, as Document No 724376, said point also being the Northeast corner of that certain property as shown on the Record of Survey for Ida F. & Anne Wennhold filed for record June 5, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 281266; thence along the Easterly boundary of said Record of Survey, Document No. 281266, South 00°10'55" East, 670.000 feet to the Point of Beginning; thence continuing along said Easterly boundary of said Record of Survey, Document No. 281266, South 50°41'00" East, 594.00 feet; thence South 57°12'34" West, 191.17 feet; thence South 55°35'06" West, 1874.29 feet; thence North 00°12'56" West, 282.34 feet; thence North 59°58'57" East, 29.88 feet; thence North 06°03'09" West, 254.97 feet; thence North 00°12'56" West, 299.77 feet; thence South 85°31'02" East, 678.91 feet; thence North 02°36'06" West, 606.52 feet; thence East, 517.73 feet; thence North 31°36'15" East, 159.43 feet to the Point of Beginning.

Excepting therefrom the above-described parcel all that land lying below the ordinary high-water mark of the East Fork Carson River.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2019, as Document No. 2019-928526 of Official Records.

A portion of APN's 1220-09-001-016 and 1220-09-001-017

Assessor's Parcel Number(s):

1220-09-001-015

A portion of 1220-09-001-016

1220-10-201-004

1220-10-201-005

1220-10-201-006

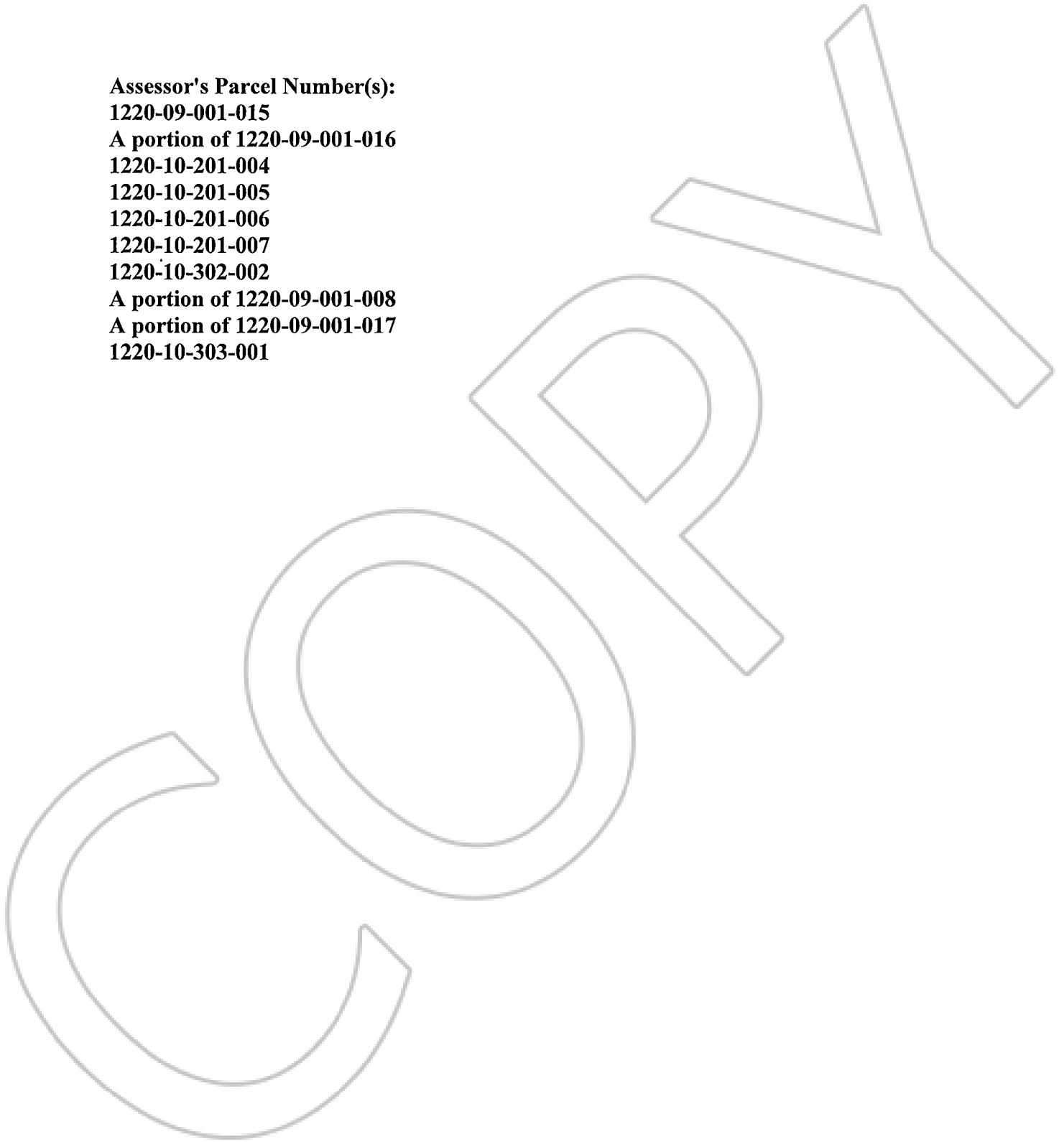
1220-10-201-007

1220-10-302-002

A portion of 1220-09-001-008

A portion of 1220-09-001-017

1220-10-303-001



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
 - a) 1220-09-001-015, Ptn of 1220-09-001-016
 - b) 1220-10-201-004, 1220-10-201-005
 - c) 1220-10-201-006, 1220-10-201-007
 - d) 1220-10-302-002, Ptn of 1220-09-001-008
 - e) ptn of 1220-09-001-017
 - f) 1220-10-303-001

2. Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) Other _____	

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. Total Value/Sales Price of Property: \$1,720,000.00
- Deed in Lieu of Foreclosure Only (value of property) (
- Transfer Tax Value: \$1,720,000.00
- Real Property Transfer Tax Due: \$6,708.00

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 _____ Capacity Escrow Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Rivertree Ranch, LLC, a Nevada limited liability company
 Address: P.O. Box 12488
 City: Ogden
 State: UT Zip: 84412

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: MJD Properties, LLC, a Nevada limited liability company
 Address: P.O. Box 1274
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office

Esc. #: 103651-WLD