

DOUGLAS COUNTY, NV
RPTT:\$2535.00 Rec:\$35.00
\$2,570.00 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2019-931138

06/28/2019 03:06 PM

WHEN RECORDED MAIL TO:
JCM Holdings LLC, a Nevada Limited Liability
Company

*1330 Stodick Alley
Gardnerville, NV 89410*

MAIL TAX STATEMENTS TO:
JCM Holdings LLC, a Nevada Limited Liability
Company

Same as above

Escrow No. 1806061-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.: 1220-04-101-028
R.P.T.T. \$2,535.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Daivd Neal Moline, Executor of the Estate of Walter Neal Moline AKA Walter N. Moline, Deceased pursuant to Case #18-PB-0103


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to JCM 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.

David Neal Moline, Executor of the estate of
Walter Neal Moline AKA Walter N. Moline,
Deceased pursuant to Case #18-PB-0103



David Neal Moline, Executor

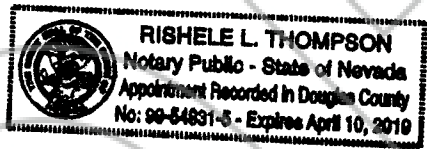
STATE OF NEVADA
COUNTY OF DOUGLAS

At 25 } ss:

This instrument was acknowledged before me on , January 17, 2019
by David Neal Moline, Executor of the Estate of Walter Neal Moline AKA Walter N. Moline, Deceased
pursuant to Case #18-PB-0103



NOTARY PUBLIC



Order No.: 01806061-RLT

EXHIBIT A

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

A parcel of land lying within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southwest corner of Adjusted A.P.N. 1220-04-101-014 as shown on the Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, filed for record September 3, 2003, in the office of Recorder, Douglas County, Nevada as Document No. 588628;

Thence along the westerly line of said Adjusted A.P.N. 1220-04-101-014, North 09°02'48" West, 141.28 feet to the southwesterly corner of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, the POINT OF BEGINNING;

Thence North 08°24'05" West, 261.06 feet to a point on the southerly right-of-way line of U.S. Highway 395;

Thence along said southerly right-of-way line of U.S. Highway 395, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 610.50 feet, central angle of 10°32'08", arc length of 112.26 feet and radial bearing of North 02°31'42" East;

Thence leaving said southerly right-of-way line of U.S. Highway 395, along the easterly line of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, South 09°02'48" East, 230.36 feet to the southeasterly corner of said Adjusted A.P.N. 1220-04-101-012;

Thence along the southerly line of said Adjusted A.P.N. 1220-04-101-012, South 81°53'19" West, 110.25 feet to the POINT OF BEGINNING, containing 26,941 square feet, more or less.

The Basis of Bearing of this description is South 09°02'48" East, the east line of Adjusted Parcel 2 as shown on the Record of Survey of 1382 U.S. Highway 395 for JCM Investments filed for record February 28, 2019 in the office of Recorder, Douglas County, Nevada as Document No. 2019-926191.

APN: 1220-04-101-028

Note: Document No. 2019-930671 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-04-101-028
 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'/Ind'l
 g. Agricultural
 h. Mobile Home
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 650,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 650,000.00
 d. Real Property Transfer Tax Due: \$ 2,535.00

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

5. Partial Interest: Percentage being transferred: _____ %

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
(REQUIRED)**
 Print Name: David Neal Moline, Executor of the Estate of Walter Neal Moline AKA Walter N. Moline, Deceased pursuant to Case #18-PB-0103
 Address: 1387 Hawkins Peak Rd
 City: Gardnerville
 State/Zip: NV 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: JCM Holdings LLC, a Nevada Limited Liability Company
 Address: 1330 Studio City
 City: Gardnerville
 State/Zip: NV 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01806061-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED