

APN: 1318-22-002-014
When Recorded, Please Return To:



KAREN ELLISON, RECORDER

Millward Law, Ltd.
1591 Mono Ave
Minden, Nevada 89423

Mail Future Tax Statements To:

Dart Liquors:
Attn: Joe Francoeur
HWY 50 P.O. Box 2145
Stateline, Nevada 89449

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRANDON ROBERT MADDEN, as Grantor herein, does hereby grant, bargain, sell and convey to SHANE M. YAGER, as Grantee herein, as a single man, as his sole and separate property, all of Grantor's interest including his undivided 5.56% interest in the real property situated in Douglas County, State of Nevada, Assessor's Parcel No. 1318-22-002-014, described as "Parcel I" in Exhibit "A" to that certain Deed recorded on July 13, 2009, in the Office of the Douglas County Recorder, State of Nevada, as Document No. 0746981, and more specifically described as follows:

A parcel of land being a portion of and situated in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section 27; and Southeast Quarter (¼) of Section 22, in Township 13 North, Range 18 East, M.D.B&M., more particularly described as follows:, To-wit:

BEGINNING at a point on the West side of the Highway Right-Of-Way line created by Deed recorded October 23, 1935, in Book U of Deeds, Page 110, Douglas County, Nevada, Records, said point being described as bearing of South 60°13' West, a distance of 127.20 feet from the Section Corner Common to Section 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B&M.;

Said point also being further described as the Southeast Corner to the parcel of land conveyed to JOHN PLADY, et ux, in the Deed recorded April 8, 1957, in Book C-1 of Deeds, Page 343, Document No. 12128, Douglas County, Nevada, Records;

Thence North 61°00' West, a distance of 220 Feet to a point; said point being the Southwesterly corner of the parcel of land conveyed to CHARLES T. RIVERS, et ux, in the Deed recorded May 10, 1960, in Book 2, Page 293, Document No. 15994, Official Records of Douglas County, Nevada;

Thence North 18°24'08" East, a distance of 121.97 feet, more or less, to the Southwesterly line of the parcel of land conveyed to H.L. Haynes, et ux, in the Deed recorded January 9, 1958, in Book C-1 of Deeds, Page 61, Document No. 12864, Douglas County, Nevada, Records;

Thence South 61°00' East, a distance of 50.00 feet to a point;

Thence South 18°24'08" West, a distance of 12.73 feet to a point;

Thence South 61°00' East, a distance of 186.10 feet to a point on the West line of said Highway Right-Of-Way line; said point being further described as the most Southerly corner of the parcel of land conveyed to FRANK A. RICH, et ux, in the Deed recorded June 24, 1959, in Book E-1 of Deeds, Page 288 Douglas County, Nevada, Records;

Thence Southwesterly along the Westerly side of said Highway Right-Of-Way line along a curve to the right having a radius of 2460 feet, an arc distance of 107.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM all that portion of the above-described parcel of land which was conveyed to CHARLES T. RIVERS, et ux, in the Deed recorded May 10, 1960, in Book 2, Page 293, Document No. 15994, Official Records.

(Pursuant to NRS 111.312, the above legal description previously appeared in that Certain Document recorded on June 17, 2019, in the Office of the Douglas County Recorder, State of Nevada, as Document No. 930471 of Official Records)


SUBJECT TO rights-of-way, reservations, restrictions, easements and other conditions of record;

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any revisions, remainders, rents, issues of profits thereof.

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WITNESS my hand this 16 day of August, 2019.



BRANDON ROBERT MADDEN, Grantor

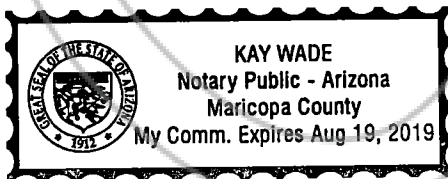
STATE OF ARIZONA)
) ss.
COUNTY MARICOPA)

On the 16 day of August, 2019, before me, Brandon Robert Madden personally appeared BRANDON ROBERT MADDEN, who proved to me on the basis of satisfactory evidence to be the person whose name is identified as the Grantor in the within Grant, Bargain and Sale Deed, concerning the transfer of all of his interest in APN 1318-22-002-014 to SHANE M. YAGER, a single man, and acknowledged to me that he executed the same.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kay Wade



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	

1. Assessor Parcel Number(s)
1318-22-002-014
- a) _____
b) _____
c) _____

2 Type of Property:

- | | |
|--|---|
| a) <input 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 checked="" type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property: \$ 45,000
- Deed in Lieu of Foreclosure Only (value of property) \$ NA
- Transfer Tax Value: \$ 175.50
- Real Property Transfer Tax Due: \$ 175.50

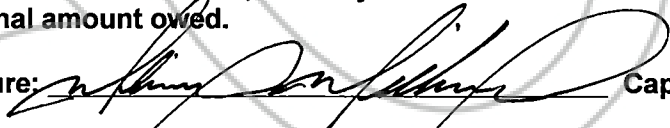
4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: NA

5. Partial Interest: Percentage being transferred: 5.56%

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 therein. 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:  Capacity: Attorney

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Brandon Robert Madden
Address: 2323 E Flower St.
City, State, ZIP: Phoenix, AZ 85016

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Shane M. Yager
Address: 9250 Green Ranch Rd
City, State, ZIP: Mountain Ranch, CA 95246

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Millward Law, Ltd. Escrow # _____
Address: 1591 Mono Ave.
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)