

DOUGLAS COUNTY, NV

2019-936950

RPTT:\$967.20 Rec:\$35.00

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10/21/2019 02:58 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Michael Hicks

17510 Highway 50

Kyburz, CA 95720

MAIL TAX STATEMENTS TO:

Michael Hicks

17510 Highway 50

Kyburz, CA 95720

Escrow No. 1905751-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.: 1022-32-101-001

R.P.T.T. \$967.20

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That W4D Development LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael Hicks, a single man

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.

W4D Development LLC, a Nevada Limited Liability Company

Della J. Johnson
By: Della J. Johnson, Manager

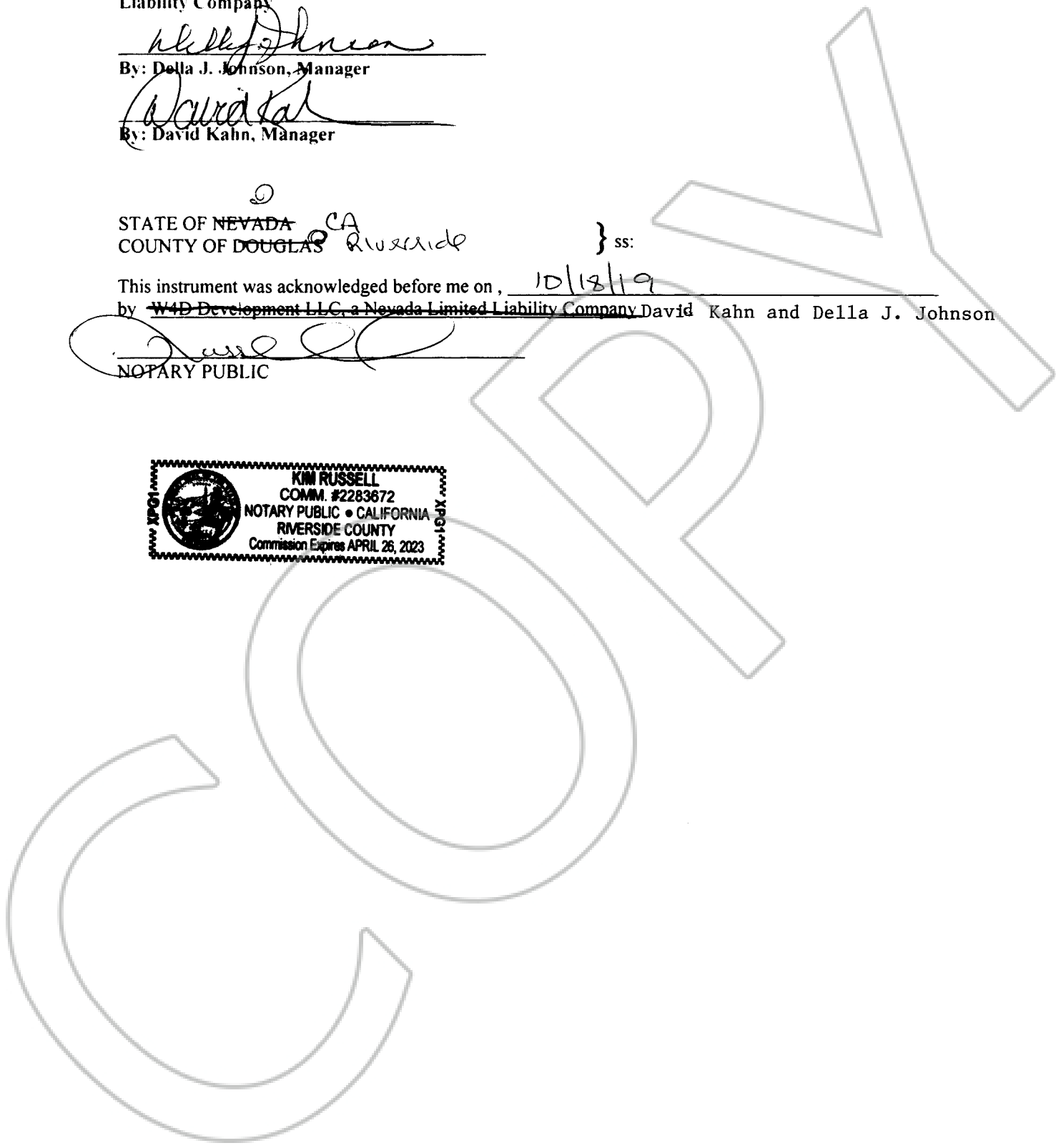
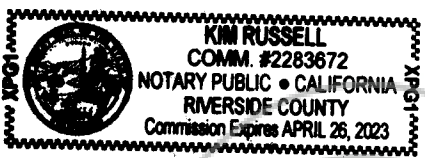
David Kahn
By: David Kahn, Manager

STATE OF NEVADA ^{CA}
COUNTY OF DOUGLAS ^{Riverside}

} ss:

This instrument was acknowledged before me on , 10/18/19
by ~~W4D Development LLC, a Nevada Limited Liability Company~~ David Kahn and Della J. Johnson

Kim Russell
NOTARY PUBLIC



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

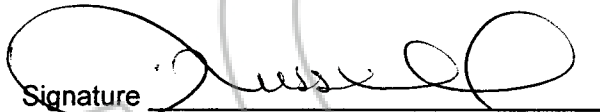
State of California
County of Riverside

On 10.18.19 before me, Kim Russell, Notary Public
(insert name and title of the officer)

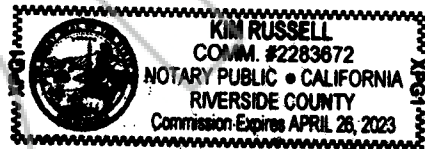
personally appeared Della J. Johnson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 

(Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On 10-18-19 before me, Kim Russell, Notary Public
(insert name and title of the officer)

personally appeared David Kahn
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



Escrow No. 1905751-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

All those certain pieces of parcels or land situate in the County of Douglas, State of Nevada, being all that portion of the Northwest Quarter of Section 32, Township 10 North, Range 22 East, M.D.B.&M., that are described as follows:

Beginning at the Northwest Corner of said Section 32, which is also the Northwest Corner of this parcel of land and the TRUE POINT OF BEGINNING, thence South $3^{\circ}23'09''$ West, 1252.78 feet, along the west line of said Section 32, to the Southwest Corner of the parcel; thence South $87^{\circ}06'$ East, 1065.73 feet, to the Southeast Corner of the parcel, which is at the intersection of the south line of the Northwest 1/4 of the Northwest 1/4 of Section 32, and the westerly right-of-way line of Nevada State Highway U.S. Route 395; thence North $0^{\circ}33'40''$ East shown as North $0^{\circ}38'$ East on Record of Survey map property of Morris Kahn filed in the office of the County Recorder of Douglas County, Nevada, on June 24, 1966 under file No. 32671, a distance of 1027.15 feet, along said right-of-way line to a point which is 75 feet westerly or left from Highway Engineer's Station "X" 19+73.49 P.C.; thence northerly along said right-of-way line around a tangent curve to the left, having a central angle of $3^{\circ}35'10''$, a radius of 4425 feet for an arc distance of 276.95 feet, to a point which is the intersection of said right-of-way line and the north line of said Section 32; thence North $89^{\circ}58'$ West, 996.13 feet, along said section line to the TRUE POINT OF BEGINNING.

Reference is made to Parcel 2 of Record of Survey map for Morris Kahn filed in the office of the County Recorder of Douglas County, Nevada, on June 24, 1966, under File No. 32671.

APN: 1022-32-101-001

Note: Document No. 774627 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. 1022-32-101-001
 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'l/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: \$ 248,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 248,000.00
 d. Real Property Transfer Tax Due: \$ 967.20

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 Manager
 Signature [Signature] Capacity Manager

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: W4D Development LLC, a Nevada Limited Liability Company
 Address: 2625 La Cuesta Dr
 City: Los Angeles
 State/Zip: CA 90046

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Michael Hicks
 Address: 17510 Highway 50
 City: Kyburz
 State: CA Zip: 95720

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticcr Title of Nevada, Inc. Escrow No.: 01905751-020-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