



KAREN ELLISON, RECORDER

E02

APNs: 1320-20-000-017; 1320-20-000-018; 1320-29-501-002; 1320-28-000-023; 1320-28-000-024; 1320-28-000-025; 1320-28-000-028; 1320-28-000-017; 1320-27-002-035; 1320-34-001-028; 1320-34-002-001; 1320-28-000-030; 1320-28-000-031; 1320-33-001-011; 1320-33-001-015; 1320-34-002-001; 1320-21-000-015; 1320-21-000-016; 1320-29-601-003; 1320-28-000-029; 1320-29-000-015; 1320-28-000-022; 1320-28-000-027; 1320-32-501-021; 1320-32-501-020; 1320-33-001-016; 1320-33-001-009; 1320-33-001-010; 1320-33-001-012; 1320-33-001-013; 1320-33-001-014; and 1320-31-000-002; 1320-31-000-002

RECORDING REQUESTED BY :

Mark Forsberg, Esq.  
Oshinski & Forsberg, Ltd.  
504 E. Musser St., Suite 202  
Carson City, Nevada 89701

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**GRANT, BARGAIN & SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Park Ranch Holdings, LLC**, a Nevada limited liability company, hereby grants, bargains, sells and conveys to **Douglas County, a political subdivision of the State of Nevada**, that certain real property situated in the County of Douglas, State of Nevada, more particularly described on **Exhibit A** and illustrated on **Exhibit B**, 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, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Excluding all Water Rights.

WITNESS my hand this 7<sup>th</sup> day of APRIL, 2020.

PARK RANCH HOLDINGS, LLC

By: David Park  
David Park  
Its Manager

STATE OF NEVADA

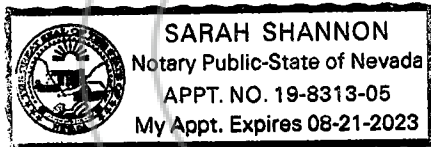
COUNTY OF Douglas

On this 7<sup>th</sup> day of APRIL, ~~2019~~<sup>2020</sup>, before me, the undersigned, a Notary Public in and for the State of Nevada, personally appeared David Park, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Sarah Shannon

NOTARY PUBLIC





**EXHIBIT "A"**

LEGAL DESCRIPTION OF GRANT, BARGAIN & SALE  
DEED FROM PARK RANCH HOLDINGS, LLC  
TO  
DOUGLAS COUNTY

**DESCRIPTION  
MULLER PARKWAY**

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

A strip of land for public purposes located within portions of Sections 28, 33 & 34, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**BEGINNING** at the southeast corner of Adjusted Parcel 25-080-07 as shown on the Record of Survey to Support a Boundary Line Adjustment for Rhoda Chichester Revocable Trust, Robert L. Chichester Jr., Ross J. Chichester & Lester Leroy and Anita Thran Stodick Family Trust, filed for record June 21, 1995 in the office of Recorder, Douglas County, Nevada as Document No. 364543, said point falling on the northerly right-of-way line of Toler Lane;

thence along said northerly right-of-way line of Toler Lane, North 89°20'18" West, 259.39 feet;

thence along the arc of a curve to the right, having a radius of 130.00 feet, central angle of 57°00'43", arc length of 129.36 feet, and chord bearing and distance of North 14°34'47" East, 124.09 feet;

thence along the arc of a reverse curve to the left, having a radius of 100.00 feet, central angle of 42°06'03", arc length of 73.48 feet, and chord bearing and distance of North 22°02'07" East, 71.84 feet;

thence North 00°59'06" East, 4,432.59 feet;

thence along the arc of a curve to the left, having a radius of 1,447.50 feet, central angle of 44°44'56", arc length of 1,130.52 feet, and chord bearing and distance of North 21°23'22" West, 1,102.01 feet;

thence North 43°45'50" West, 2,243.28 feet;

thence along the arc of a curve to the left, having a radius of 1,297.50 feet, central angle of 16°44'23", arc length of 379.08 feet, and chord bearing and distance of North 52°08'02" West, 377.74 feet;

thence North 60°30'13" West, 169.48 feet;

thence along the arc of a curve to the right, having a radius of 552.50 feet, central angle of 26°24'31", arc length of 252.41 feet, and chord bearing and distance of North 47°17'57" West, 252.41 feet;

thence along the arc of a reverse curve to the left, having a radius of 100.00 feet, central angle of 41°35'35", arc length of 72.59 feet, and chord bearing and distance of North 54°53'29" West, 71.01 feet;

thence along the arc of a reverse curve to the right, having a radius of 130.00 feet, central angle of 58°16'21", arc length of 132.22 feet, and chord bearing and distance of North 46°33'06" West, 126.59 feet to a point on the southerly right-of-way line of Buckeye Road;

thence along said southerly right-of-way line of Buckeye Road, South 89°29'43" East, 440.26 feet;

thence South 43°15'48" East, 1,655.08 feet;  
thence South 43°58'59" East, 1,981.44 feet to a point on the easterly boundary of Adjusted Parcel 52 per the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company, filed for record October 30, 2008 in said office of Recorder as Document No. 732299;

thence along said easterly boundary of Adjusted Parcel 52, South 00°59'06" West, 2,649.79 feet to a point on the easterly boundary of said Adjusted A.P.N. 25-080-07;

thence along said easterly boundary of Adjusted A.P.N. 25-080-07 the following courses:

South 00°59'56" West, 647.43 feet;

South 89°01'29" East, 8.92 feet;

South 01°15'34" West, 1,950.89 feet to the **POINT OF BEGINNING**,  
containing 41.58 acres, more or less.

**TOGETHER WITH:**

A strip of land for public purposes located within portions of Sections 20, 21, 28 & 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**COMMENCING** at the northwest corner of Adjusted Parcel 26 as shown on the Map of Division into Large Parcels for Edgewood Companies, filed for record June 15, 2009 in said office of Recorder, as Document No. 745140, said point falling on the easterly right-of-way line of Heybourne Road;

thence along said easterly right-of-way line of Heybourne Road, South 00°48'13" West, 984.08 feet to the **POINT OF BEGINNING**;

thence South 89°30'10" East, 1,549.21 feet;

thence along the arc of a curve to the right, having a radius of 1,502.50 feet, central angle of 31°06'31", arc length of 815.78 feet, and chord bearing and distance of South 73°56'55" East, 805.79 feet;

thence South 58°23'39" East, 131.56 feet;

thence along the arc of a curve to the left, having a radius of 1,197.50 feet, central angle of 30°59'32", arc length of 647.75 feet, and chord bearing and distance of South 73°53'25" East, 639.88 feet;

thence South 89°23'11" East, 1,226.14 feet;

thence along the arc of a curve to the right, having a radius of 1,502.50 feet, central angle of 65°33'06", arc length of 1,719.00 feet, and chord bearing and distance of South 56°36'38" East, 1,626.77 feet;

thence South 23°50'05" East, 1,769.09 feet;

thence South 43°15'48" East, 248.30 feet to a point on the northerly right-of-way line of Buckeye Road;

thence along said northerly right-of-way line of Buckeye Road, North 89°29'43" West, 363.62 feet;

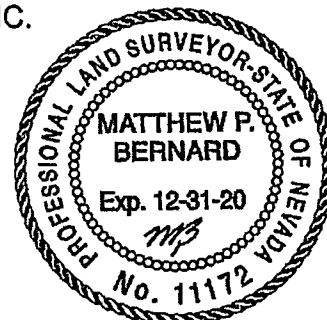
thence along the arc of a curve to the right, non-tangent to the preceding course,

having a radius of 130.00 feet, central angle of 06°12'29", arc length of 14.09 feet, and chord bearing and distance of North 21°31'44" East, 14.08 feet;  
thence along the arc of a reverse curve to the left, having a radius of 100.00 feet, central angle of 48°28'03", arc length of 84.59 feet, and chord bearing and distance of North 00°23'57" East, 82.09 feet;  
thence North 23°50'05" West, 1,768.64 feet;  
thence along the arc of a curve to the left, having a radius of 1,297.50 feet, central angle of 65°33'06", arc length of 1,484.46 feet, and chord bearing and distance of North 56°36'38" West, 1,404.82 feet;  
thence North 89°23'11" West, 1,226.14 feet;  
thence along the arc of a curve to the right, having a radius of 1,402.50 feet, central angle of 30°59'32", arc length of 758.64 feet, and chord bearing and distance of North 73°53'25" West, 749.42 feet;  
thence North 58°23'39" West, 131.56 feet;  
thence along the arc of a curve to the left, having a radius of 1,297.50 feet, central angle of 31°06'32", arc length of 704.48 feet, and chord bearing and distance of North 73°56'55" West, 695.86 feet to the southeasterly terminus of Muller Parkway;  
thence along the easterly right-of-way line of said Muller Parkway, North 00°30'18" East, 91.50 feet to the northeasterly terminus of said Muller Parkway;  
thence along the easterly right-of-way line of said Muller Parkway, North 89°30'10" West, 1,522.17 feet;  
thence along the arc of a curve to the right, having a radius of 27.50 feet, central angle of 90°18'23", arc length of 43.34 feet, and chord bearing and distance of North 44°20'58" West, 38.99 feet to a point on said easterly right-of-way line of Heybourne Road;  
thence along said easterly right-of-way line of Heybourne Road, North 00°48'13" East, 85.85 feet to the **POINT OF BEGINNING**, containing 34.10 acres, more or less.

The total combined acreage of this description is 75.68 acres, more or less.

The Basis of Bearing of this description is identical to the Map of Division into Large Parcels for Edgewood Companies, filed for record June 15, 2009 in the office of Recorder, Douglas County, Nevada as Document No. 745140.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Matthew P. Bernard, PLS 11172  
P.O. Box 2229  
Minden, Nevada 89423



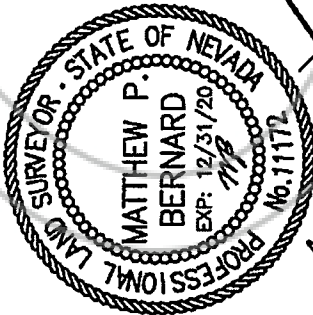
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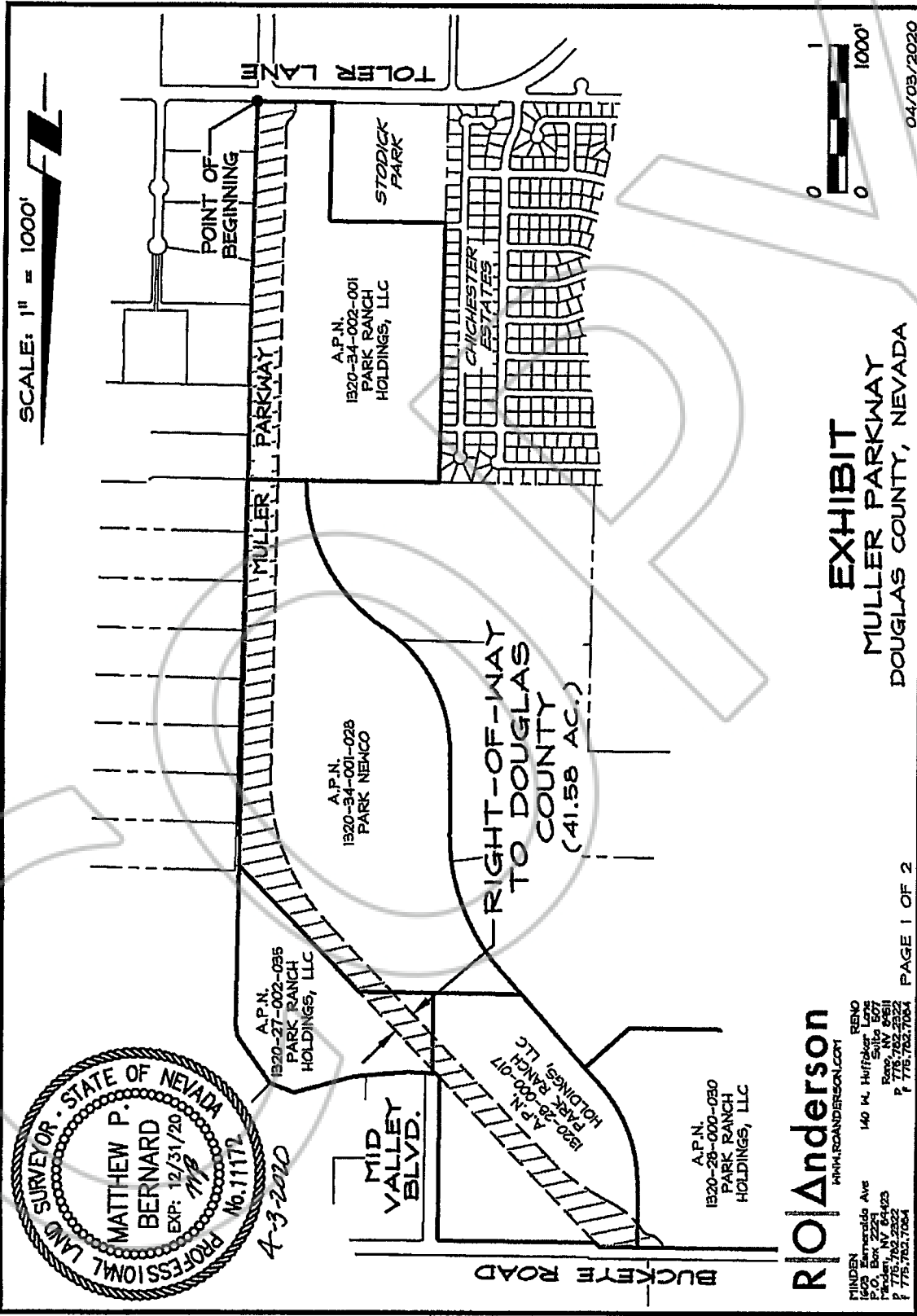
**EXHIBIT "B"**

MAPS DEPICTING LEGAL DESCRIPTION OF GRANT,  
BARGAIN & SALE DEED FOR MULLER PARKWAY  
ALIGNMENT

SCALE: 1" = 1000'



4-3-2020



04/03/2020

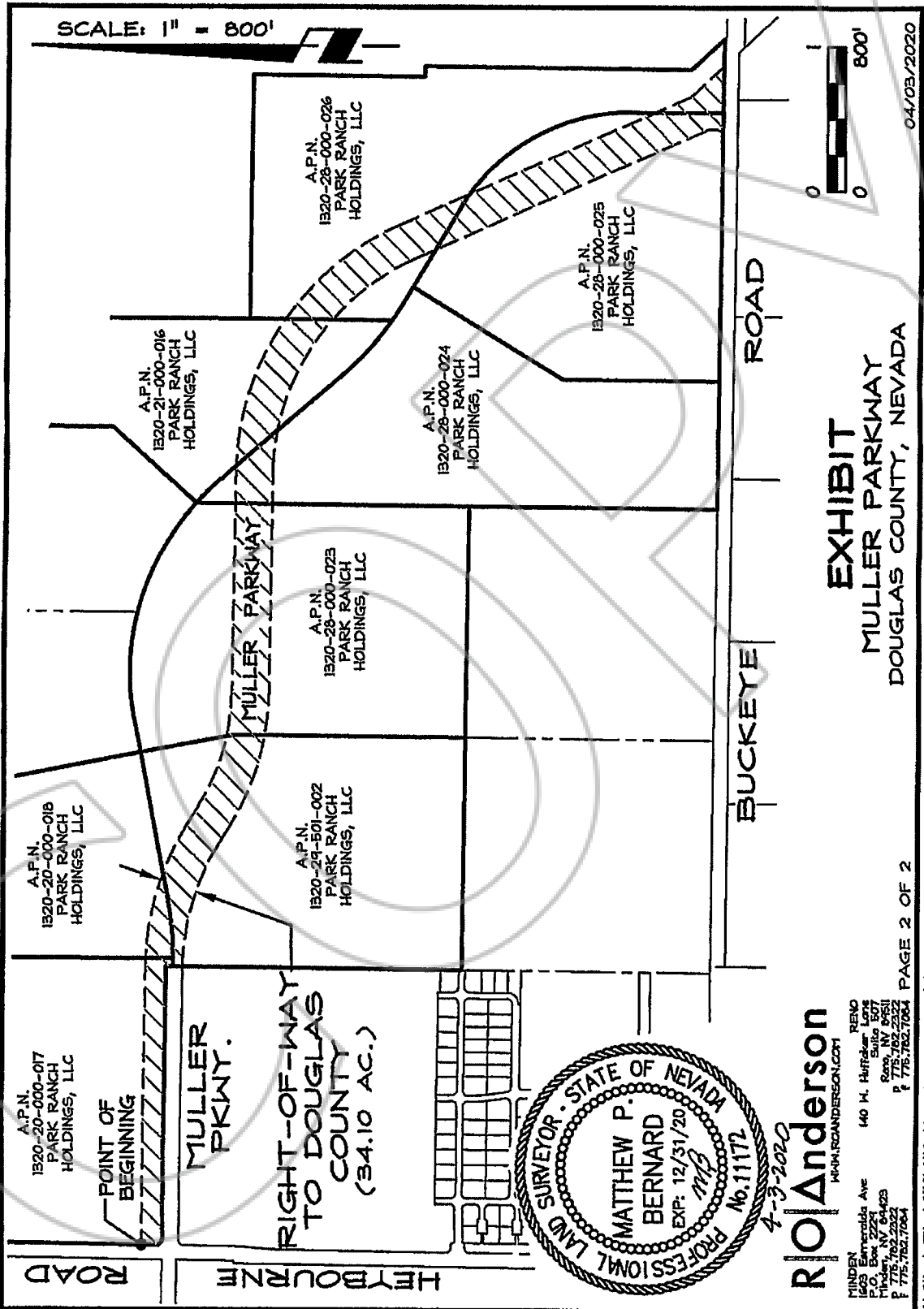
EXHIBIT  
MULLER PARKWAY  
DOUGLAS COUNTY, NEVADA

PAGE 1 OF 2

**ROAnderson**  
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1609 Emerald Ave  
P.O. Box 2224  
Minden, NV 89424  
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F 775.782.7084

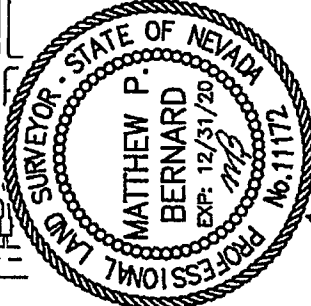
RENO  
140 W. Huffaker, Loop  
Suite 507  
Reno, NV 89511  
P 775.782.7084  
F 775.782.7084





**EXHIBIT**  
**MULLER PARKWAY**  
**DOUGLAS COUNTY, NEVADA**

**R/O Anderson**  
 PROFESSIONAL LAND SURVEYOR  
 MINDEN 1603 Emmerdale Ave P.O. Box 2724 705-762-7022 F 775-762-7064  
 RENO 140 N. Halfaker Lane Suite 507 Sparks, NV 89511 F 775-782-7064



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**  
 (a) (See Attached)  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

**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) <input type="checkbox"/> Other	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ N/A

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 2

b. Explain Reason for Exemption: Transfer back to Douglas County

**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 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 Douglas V. Ritchie Capacity Grantor's Representative

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: Dark Ranch Holdings  
 Address: 504 E Masser St  
 City: Carson City  
 State: NV Zip: 89701

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Douglas County  
 Address: P.O. Box 218  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_