

DOUGLAS COUNTY, NV
RPTT:\$791.70 Rec:\$40.00
\$831.70 Pgs=4
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

2020-945132

04/24/2020 10:11 AM

A.P.N.: 102218001043 and 102218001044 and
102218001048 and 102218001049
File No: 143-2587748 (mk)
R.P.T.T.: \$791.70

When Recorded Mail To: Mail Tax Statements To:
Joaquin Bear LLC
P.O. Box 1030
Aptos, CA 95001

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard Radmacher, Trustee of the Alva F. Rich 2014 Living Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Joaquin Bear LLC., a California limited liability company

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

PARCEL 1:

PARCEL A AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR RAYMOND L. TESTER, FILED IN THE OFFICE OF THE COUNTY OF DOUGLAS COUNTY, NEVADA, ON MARCH 12, 1984 AS DOCUMENT NO. 98010.

PARCEL 1A:

AN APPURTENANT 10 FOOT WATERLINE EASEMENT FOR WATER FROM THE EXISTING WELL ON PARCEL B AS APPROPRIATED UNDER STATE PERMIT NO. 47318, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR RAYMOND L. TESTER, RECORDED ON MARCH 12, 1984 AS DOCUMENT NO. 98010, DOUGLAS COUNTY, NEVADA RECORDS.

PARCEL 1B:

THAT PORTION OF SAID LAND AS ABANDONED BY DOUGLAS COUNTY, IN ABANDONMENT RECORDED AUGUST 21, 1992 IN BOOK 892, AT PAGE 3271 AS DOCUMENT NO. 286408.

PARCEL 2:

PARCEL B AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR RAYMOND L. TESTER,

FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 12, 1984 AS DOCUMENT NO. 98010.

PARCEL 2A:

THAT PORTION OF SAID LAND AS ABANDONED BY DOUGLAS COUNTY, IN ABANDONMENT RECORDED AUGUST 21, 1992 IN BOOK 892, AT PAGE 3271 AS DOCUMENT NO. 286408.

REFERENCE IS MADE TO RECORD OF SURVEY #27 FOR DOUGLAS COUNTY, RECORDED AUGUST 18, 1992 IN BOOK 892, PAGE 2703 AS DOCUMENT NO. 286179.

PARCEL 3:

A PORTION OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M. D. B. & M., DESCRIBED AS FOLLOWS:

PARCEL B, AS SET FORTH ON THE PARCEL MAP FOR JACK R. ROBINSON AND ROBERTA E. ROBINSON, RECORDED JANUARY 27, 1978, IN BOOK 178, PAGE 1634, DOCUMENT NO. 17091, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 3A:

THAT PORTION OF SAID LAND AS ABANDONED BY DOUGLAS COUNTY, IN ABANDONMENT RECORDED AUGUST 21, 1992 IN BOOK 892, AT PAGE 3271 AS DOCUMENT NO. 286408.

PARCEL 4:

A PORTION OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 11 EAST, M. D. B. & M., DESCRIBED AS FOLLOWS:

PARCEL B, AS SET FORTH ON THE PARCEL MAP FOR JACK R. ROBINSON AND ROBERTA E. ROBINSON, RECORDED JANUARY 27, 1978, IN BOOK 178, PAGE 1636, DOCUMENT NO. 17093, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 4A:

THAT PORTION OF SAID LAND AS ABANDONED BY DOUGLAS COUNTY, IN ABANDONMENT RECORDED AUGUST 21, 1992 IN BOOK 892, AT PAGE 3271 AS DOCUMENT NO. 286408.

REFERENCE IS MADE TO RECORD OF SURVEY #27 FOR DOUGLAS COUNTY, RECORDED AUGUST 18, 1992 IN BOOK 892, PAGE 2703 AS DOCUMENT NO. 286179.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 03/26/2020

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 102218001043
 b) 102218001049
 c) 102218001048
 d) 102218001049

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$203,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$203,000.00
 d) Real Property Transfer Tax Due \$791.70

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: Agent
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Alva F. Rich 2014 Living Trust
 Address: 1500 Shadow Mountain Ct
 City: Auburn
 State: CA Zip: 95602

Print Name: Joaquin Bear LLC
 Address: PO Box 1031
 City: Aptos
 State: CA Zip: 95001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2587748 mk/ mk
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)