

A.P.N.: 1220-05-601-008
File No: 121-2579223 (MLR)
R.P.T.T.: \$4,535.70

When Recorded Mail To: Mail Tax Statements To:
Joshua Peter Thieriot, as Trustee of The Javelin Trust
PO Box 20445
Reno, NV 89515

GRANT, BARGAIN and SALE DEED

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

C. Peter Darby and Mary E. Darby, Trustees of the Darby Revocable Trust dated February 9, 1998

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

Joshua Peter Thieriot, as Trustee of The Javelin Trust under Revocable Trust Declaration dated February 29, 2012

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

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR AND PLASTIC CAP PLS 6200 AS SHOWN ON THAT RECORD OF SURVEY FOR GLENN C. WARREN AS RECORDED IN BOOK 391 AT PAGE 230 AS DOCUMENT NO. 245863, AND ALSO AS SHOWN ON THAT CORNER RECORD RECORDED IN BOOK 0806, PAGE 8623 AS DOCUMENT NO. 682800, DOUGLAS COUNTY, NEVADA, RECORDERS OFFICE, FROM WHICH THE CENTER OF SAID SECTION 5 LIES 5.35 FEET SOUTH PER THAT MAP OF DIVISION OF LAND INTO LARGE PARCELS FOR JOHN C. & VIRGINIA S. HONNINGPEN NEVADA TRUST RECORDED AS DOCUMENT NO. 377762;

THENCE PER SAID DOCUMENT NO. 245863 THE FOLLOWING COURSES:

NORTH 89°36'04" EAST, 1336.40 FEET;

NORTH 89°37'30" EAST, 223.10 FEET;

NORTH 89°25'17" EAST, 644.71 FEET;

NORTH 88°50'23" EAST, 106.68 FEET;

NORTH 89°20'20" EAST, 73.36 FEET TO A POINT AT THE APPROXIMATE HIGH WATER LINE OF THE EAST FORK OF THE CARSON RIVER;

THENCE ALONG SAID HIGH WATER LINE PER DOCUMENT NO. 245863 THE

FOLLOWING COURSES:

**NORTH 13°44'31" WEST, 196.24 FEET;
NORTH 21°39'25" WEST, 230.29 FEET;
NORTH 38°01'29" WEST, 214.48 FEET;
NORTH 54°02'13" WEST, 441.29 FEET;
NORTH 66°36'29" WEST, 631.17 FEET;
NORTH 64°11'13" WEST, 452.16 FEET;
NORTH 53°18'22" WEST, 286.00 FEET;
NORTH 62°28'08" WEST, 343.83 FEET;**

THENCE NORTH 77°55'45" WEST, 262.51 FEET TO THE CENTER LINE OF SAID SECTION 5, FROM WHICH THE NORTH ONE-QUARTER (N ¼) CORNER OF SECTION 5 BEARS NORTH 00°28'35" WEST 895.80 FEET;

THENCE ALONG SAID CENTER OF SECTION LINE SOUTH 00°28'35" EAST, 1685.30 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 28, 2006 IN BOOK 806, PAGE 10148 AS INSTRUMENT NO. 683121 OF OFFICIAL RECORDS.

PARCEL 2:

AN APPURTENANT EASEMENT FOR IRRIGATION DITCH OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS CONVEYED TO JEANETTE COWDEN, IN INSTRUMENT RECORDED MARCH 18, 1975, IN BOOK 375, PAGE 477, DOCUMENT NO. 78873, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 10 AND THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

A STRIP OF LAND 50 FEET IN WIDTH LYING 30 FEET TO THE RIGHT AND 20 FEET TO THE LEFT, LOOKING IN THE DIRECTION OF THE TRAVERSE OF THE FOLLOWING DESCRIBED LINE AND WITH THE SIDELINES OF THE STRIP BEING EXTENDED OR SHORTENED AS REQUIRED TO INTERSECT THE POINT OF DIVERSION AND TERMINUS OF THE DITCH.

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M.;

THENCE SOUTH 33°57'55" EAST, A DISTANCE OF 8,043.65 FEET TO THE TRUE POINT OF BEGINNING OF THE CONVEYED EASEMENT AND WHICH POINT IS SITUATE AT THE UPSTREAM EDGE OF THE WEST ABUTMENT OF THE COTTONWOOD DIVERSION DAM ON THE EAST FORK OF THE CARSON RIVER. FROM THE TRUE POINT OF BEGINNING

THENCE DOWNSTREAM ALONG THE CONVEYED EASEMENT NORTH 80°16'15" WEST, A DISTANCE OF 67.42 FEET;

THENCE NORTH 49°11'45" WEST, A DISTANCE OF 129.91 FEET;

THENCE NORTH 46°57'10" WEST, A DISTANCE OF 429.74 FEET;

THENCE NORTH 55°01'45" WEST, A DISTANCE OF 261.90 FEET;

THENCE NORTH 41°57'04" WEST, A DISTANCE OF 234.00 FEET;

THENCE NORTH 69°58'20" WEST, A DISTANCE OF 74.66 FEET TO THE TERMINATION

OF THE CONVEYED EASEMENT.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 27, 2004 IN BOOK 904, PAGE 10993 AS INSTRUMENT NO. 625179 OF OFFICIAL RECORDS.

PARCEL 3:

AN EASEMENT FOR RELOCATION AND RECONSTRUCTION OF SINGLE SPAN ACCESS BRIDGE ACROSS THE EAST FORK OF THE CARSON RIVER AS SHOWN IN DOCUMENT RECORDED OCTOBER 27, 1997, IN BOOK 1097, AT PAGE 4857, AS DOCUMENT NO. 424790.

PARCEL 4:

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN PRIVATE ROAD MAINTENANCE AGREEMENT FURTHER DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE EAST 1/2 OF THE NORTHWEST 1/4, OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., AND HAVING AN ASSESSED PARCEL NUMBER OF 1220-05-601-003 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL ALSO BEING THE SOUTHEAST CORNER OF LAND OWNED BY ASPEN PARK LLC ETAL., APN 1220-05-501-002 AND LYING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 756, AND THE EAST LINE OF SECTION 5 OF SAID TOWNSHIP & RANGE:

THENCE SOUTH 01°14'02" EAST, ALONG THE EAST LINE OF APN 1220-05-601-003 AND RUNNING WITH THE NORTH-SOUTH SECTION LINE OF SECTION 5, AND THE WEST R-O-W LINE OF SAID HIGHWAY 756 A DISTANCE OF 201.97 FEET, TO THE NORTHEAST CORNER OF SAID ACCESS EASEMENT AND THE TRUE POINT OF BEGINNING.

THENCE SOUTH 01°14'02" EAST, ALONG THE EAST LINE OF APN 1220-05-601-003 AND RUNNING WITH THE NORTH-SOUTH SECTION LINE OF SECTION 5, AND THE WEST R-O-W LINE OF SAID HIGHWAY 756 A DISTANCE OF 24.27 FEET, TO THE SOUTHEAST CORNER OF SAID EASEMENT;

THENCE LEAVING SAID EAST LINE OF APN 1220-05-601-003, NORTH 82°42'51" WEST, 404.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE 83.52 FEET ALONG THE ARC OF SAID CURVE AND HAVING A RADIUS OF 73.00 FEET, THROUGH A CENTRAL ANGLE OF 65°33'15" TO A POINT;

THENCE SOUTH 31°43'54" WEST, A DISTANCE OF 169.77 FEET TO A POINT LYING ON THE COMMON BOUNDARY OF THE SOUTH LINE OF SAID APN 1220-05-601-003 AND THE NORTH LINE OF APN 1220-05-601-001;

THENCE NORTH 36°56'49" WEST, ALONG SAID COMMON BOUNDARY LINE A DISTANCE OF 25.76 FEET TO A POINT;

THENCE LEAVING SAID SOUTH LINE OF APN 1220-05-601-003, NORTH 31°43'54" EAST, 160.40 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE SOUTHEAST;

THENCE 110.98 FEET ALONG THE ARC OF SAID CURVE AND HAVING A RADIUS OF 97.00 FEET, THROUGH A CENTRAL ANGLE OF 65°33'15" TO A POINT;

THENCE SOUTH 82°42'51" EAST, A DISTANCE OF 401.31 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 27, 2004 IN BOOK 904, PAGE 10993 AS INSTRUMENT NO. 625179 OF OFFICIAL RECORDS.

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: 05/13/2020

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-05-601-008
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1,162,980.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,162,980.00
- d) Real Property Transfer Tax Due \$4,535.70

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____

Capacity: TRUSTEES

Signature: Mary E. Darby

Capacity: TRUSTEE

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

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

C. Peter Darby and Mary E. Darby, Trustees of the Darby

Joshua Peter Thieriot, as Trustee of The Javelin

Print Name: Revocable Trust dated Fe

Print Name: Trust under Revocable

Address: 1421 Glenwood Drive

Address: 136 Ridge St. 2nd Fl

City: Gardnerville

City: Reno

State: NV Zip: 89460

State: NV Zip: 89501

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

First American Title Insurance

Print Name: Company

File Number: 121-2579223 MLR/ dm

Address 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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