

APN# 1220-31-001-020; 1220-31-001-021



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Maine Marine, LLC, Robert Orr

Address: P. O. Box 2166

City/State/Zip: Yountville, CA 94599

Mail Tax Statements to:

Name: Maine Marine, LLC; Robert Orr

Address: P. O. Box 2166

City/State/Zip: Yountville, CA 94599

GRANT, BARGAIN AND SALE DEED

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

  
\_\_\_\_\_  
Signature

Catherine A. Reichenberg, Esq.

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APN: 1220-31-001-020; 1220-31-001-021

When Recorded Mail To:

Maine Marine, LLC  
Robert Orr  
P.O Box 103  
Ellsworth, Maine 04605

Mail Tax Statements To:

Maine Marine, LLC  
Robert Orr  
P.O. Box 103  
Ellsworth, Main 04605

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**GRANT, BARGAIN AND SALE DEED**

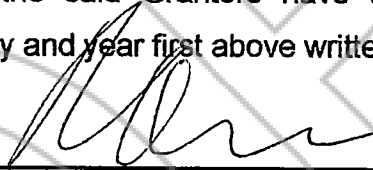
THIS INDENTURE WITNESSETH: That for good and valuable consideration, receipt of which is hereby acknowledged, Maine Marine, LLC, (Grantor) by and through its agent and sole manager/member, Robert Orr , does hereby grant, bargain, sell and convey to Harley F. Bailey and Evelyn R. Bailey, husband and wife, (Grantees) all their right, title and interest in that certain portion of land situate in Douglas County, State of Nevada, more specifically described in **Exhibit A**, attached hereto and incorporated herein;

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof;

To have and hold the said rights, together with the appurtenances, unto Grantees and to the successors, heirs, and assigns of Grantees forever.

This Grant Bargain and Sale Deed is pursuant to and in furtherance of the finalization of a boundary line adjustment set forth in the Record of Survey map recorded concurrently herein, and pursuant to the Order entered by the court on February 27, 2020, in Case No. 19-CV-0053, incorporating the parties' final settlement agreement and preliminary map.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.



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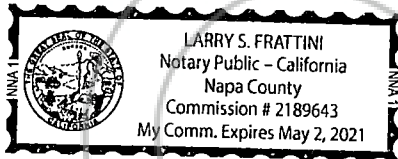
**Maine Marine, LLC**  
Grantor  
By: Robert Orr, agent and sole  
manager/member

STATE OF <sup>CA</sup> NEVADA )  
                  <sup>NAPA</sup> ) ss.  
COUNTY OF DOUGLAS )

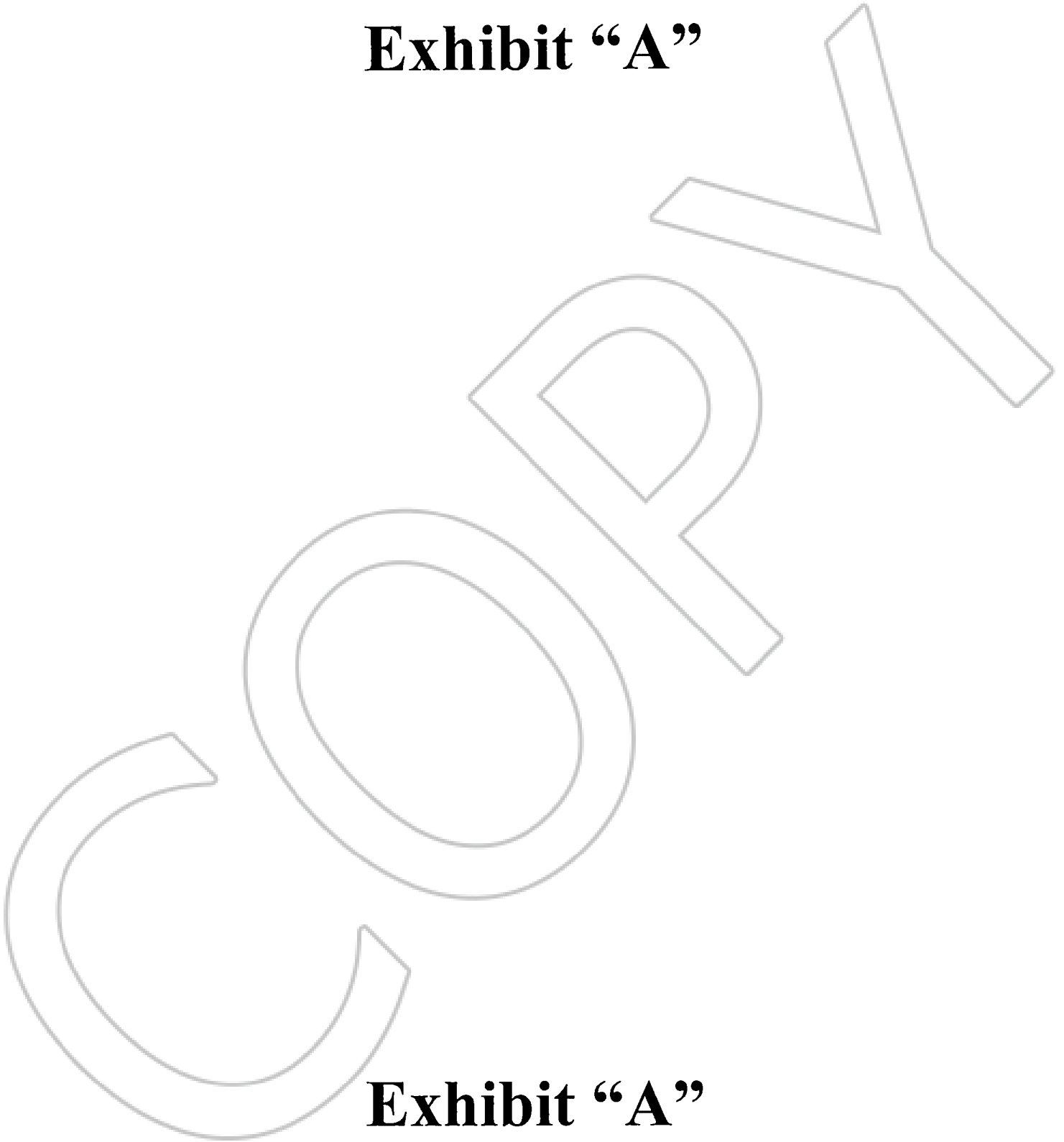
On 5-28, 2020, before me personally appeared Robert Orr, agent and sole manager/member of Maine Marine, LLC, personally known to me, or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
NOTARY PUBLIC



**Exhibit “A”**



**Exhibit “A”**

**DESCRIPTION  
TRANSFER PORTION TO ADJUSTED PARCEL 3  
(A.P.N. 1220-31-001-020)**

All that certain real property situate in Section 31, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, State of Nevada, described as follows;

A parcel of land located with-in a portion of the northeast one-quarter (NE1/4) of Section 31, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**BEGINNING** at the east one-quarter (E1/4) corner of said Section 31, as shown on the Parcel Map LDA-17-021 for Merie Sue Wilson Trust, filed for record October 30, 2017 in the Office of the Douglas County Recorder, Nevada, as Document No. 906240, said point also being the southeast corner of Parcel 4 and lying on the westerly line of Westside Lane as shown on said parcel map;

Thence along the southerly line of Parcel 4 of said parcel map, North 89°56'56" West a distance of 354.53 feet to the southeasterly corner of said Parcel 3;

Thence leaving said southerly line, North 22°49'58" West a distance of 72.72 feet;

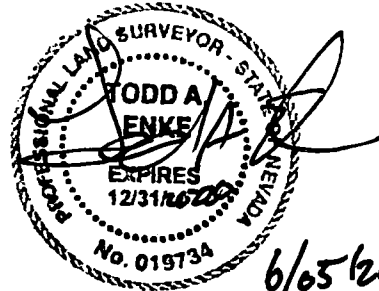
Thence South 89°56'56" East a distance of 382.81 feet to the westerly line of Westside Lane as shown on said parcel map;

Thence South 00°03'00" West a distance of 67.00 feet to the **POINT OF BEGINNING** for this description, containing 24,701 square feet of land, more or less.

The Basis of Bearings for this description is North 00°03'00" East, the east line of the northeast one-quarter (NE1/4) of Section 31, Township 12 North, Range 20 East, Mount Diablo Meridian as shown on the Record of Survey supporting a Boundary Line Adjustment for Ronald Ricci and Jack Martin, filed for record June 10, 1998 in the Office of the Douglas County Recorder, Nevada, as Document No. 441711.

Prepared by: RESOURCE CONCEPTS INC  
Todd A. Enke, P.L.S. 19734  
340 N. Minnesota Street  
Carson City, NV 89703

**EXHIBIT A**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-31-001-021  
 b) 1220-31-001-020  
 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. Total Value/Sales Price of Property: \$ \$1,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ ~~1,000.00~~ \$1,000.00  
 Real Property Transfer Tax Due: \$ ~~3.90~~ 3.90

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.0%

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 *C. Reichenberg* Capacity Attorney for Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Maine Marine, LLC; Robert Orr  
 Address: P. O. Box 2166  
 City: Yountville  
 State: California Zip: 94599

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Harley F. Bailey and Evelyn R. Bailey  
 Address: P. O. Box 6237  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Catherine A. Reichenberg Escrow # N/A  
 Address: 3895 Warren Way  
 City: Reno State: NV Zip: 89509

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