

APNs: 1219-24-001-003; 1219-13-000-032; 1219-24-001-007

R.P.T.T. \$ 15,600.00

Escrow No. 02002881RLT

DOUGLAS COUNTY, NV **2020-947575**
RPTT:\$15600.00 Rec:\$40.00
\$15,640.00 Pgs=5 **06/12/2020 11:26 AM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO AND
MAIL TAX STATEMENT TO:**

William P. Collatos [*Buyer*]
227 Temple St
Newton, MA 02465

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

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **J&S LAND AND CATTLE, LLC, a California limited liability company** (“Grantor”) does hereby GRANT, BARGAIN and SELL to **WILLIAM PETER COLLATOS, a single man** (whose address is: 227 Temple St., Newton, MA 02465), the real property situate in the County of Douglas, State of Nevada, described in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “Property”);

TOGETHER WITH all rights, entitlements, privileges, easements, tenements, hereditaments and appurtenances to the Property, and any reversions, remainders, rents, issues or profits thereof, including, but not limited to those water rights identified by the State of Nevada Division of Water Resources Permits 67473, 67474, 75645, 75647, V10479, and all certificates and change applications thereunder.

SUBJECT TO (i) general and special taxes for the current fiscal tax year not yet due and payable and (ii) all matters of record or apparent from an accurate survey of the Property.

[SIGNATURE PAGE FOLLOWS]

The Grant, Bargain and Sale Deed is executed as of the date of notarization of the signature immediately set forth below, but to be effective as the 9th day of JUNE, 2020.

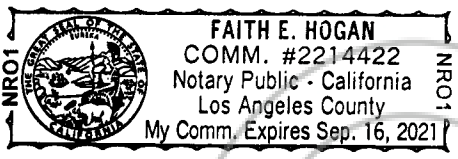
J&S LAND AND CATTLE, LLC,
a California limited liability company

By: *[Signature]* Member/Manager
James G. Kent, Member/Manager

STATE OF California)
)
COUNTY OF Los Angeles)

This instrument was acknowledged before me on the 9th day of June, 2020, by James G. Kent as Member/Manager of J&S Land and Cattle, LLC, a California limited liability company.

Faith E. Hogan
Notary Public
My Commission Expires: September 16, 2021



By: *[Signature]* Member/Manager
Shelley H. Kent, Member/Manager

STATE OF California)
)
COUNTY OF Los Angeles)

This instrument was acknowledged before me on the 9th day of June, 2020, by Shelley H. Kent as Member/Manager of J&S Land and Cattle, LLC, a California limited liability company.

Faith E. Hogan
Notary Public
My Commission Expires: September 16, 2021



EXHIBIT "A"

Legal Description of Property

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

PARCEL A:

Parcel 9 as set forth on that certain map entitled "Map of Division into Large Parcels for Nathan and Cindy Leising", filed September 06, 1995 in the Office of the County Recorder of Douglas County, State of Nevada, as Document No. 369848.

Douglas County APN 1219-24-001-003

PARCEL B:

A parcel of land located within a portion of Sections 13 and 24, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

Commencing at the Northwest Corner of Parcel 1 as shown on the Map of Division into Large Parcels for Nathan and Cindy Leising recorded September 06, 1995 in the Office of Recorder, Douglas County, Nevada as Document No. 369848;

THENCE South 07°08'29" East, 1,269.51 feet;
THENCE North 89°48'28" East, 1,032.55 feet to the POINT OF BEGINNING;
THENCE Continuing North 89°48'28" East, 2,368.42 feet;
THENCE South 01°01'49" East, 1,399.71 feet;
THENCE South 85°53'58" West, 2,304.50 feet;
THENCE North 06°50'37" West, 774.92 feet;
THENCE North 00°11'32" West, 786.94 feet to the POINT OF BEGINNING.

Also known as Adjusted Parcel 5 of Record of Survey to Support a Boundary Line Adjustment recorded October 25, 2001, in Book 1001, Page 8574 as Document No. 526220 of Official Records of Douglas County, Nevada.

Douglas County APN 1219-13-000-032

PARCEL C:

A parcel of land located within a portion of Section 24, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

Commencing at the Northwest corner of Parcel 1 as shown on the Map of Division into Large Parcels for Nathan and Cindy Leising recorded September 06, 1995 in the Office of Recorder, Douglas County, Nevada as Document No. 369848;

THENCE South 07°08'29" East, 1,647.30 feet;
THENCE South 23°42'20" West, 648.55 feet;
THENCE South 06°19'23" East, 2,735.52 feet;
THENCE North 74°35'34" East, 1,301.49 feet to the POINT OF BEGINNING;
THENCE North 06°50'37" West, 1,801.76 feet;
THENCE North 85°53'58" East, 2,304.50 feet;
THENCE South 01°18'12" West, 1,388.49 feet;
THENCE South 74°35'34" West, 2,128.83 feet to the POINT OF BEGINNING.

Also known as Adjusted Parcel 11 of Record of Survey to Support a Boundary Line Adjustment recorded October 25, 2001, in Book 1001, Page 8574 as Document No. 526220 of Official Records of Douglas County, Nevada.

Douglas County APN 1219-24-001-007

PARCEL D:

A Right of Way for Road and Other Purposes, over, under, upon and across that certain real property in the County of Douglas, State of Nevada, more particularly described as follows, to-wit:

A strip of land 50 feet in width, running from the Foothill Highway Northeasterly to the Dressler Property crossing portions of the Northeast quarter of the Southwest quarter; Northwest quarter of the Southeast quarter and the South half of the Northeast quarter of Section 23, Township 12 North, Range 19 East, M.D.B.&M., in Douglas County, Nevada and being more particularly described as follows:

Beginning at a point at the intersection of the Easterly Right-of-Way line of said Foothill Highway and the Southerly boundary of the property owned by Dominic Germano, from which the West one quarter corner of Section 23 bears North 80°40'44" West, 2,180.04 feet; lying along the Northerly side and extending 50 feet at right angles to the following line running North 75°09' East 614.08 feet; thence North 74°31' East, 783.64 feet; thence North 74°36' East, 1,167.05 feet to the Dressler Property.

NOTE: Pursuant to NRS 111.312, the above metes and bounds appeared previously in that certain instrument recorded in the office of the County Recorder, Douglas County, Nevada on April 7, 2014, as Document No. 840752 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-13-000-032
 b. 1219-24-001-003
 c. 1219-24-001-007
 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: \$ 4,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 4,000,000.00
 d. Real Property Transfer Tax Due: \$ 15,600.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 _____ Capacity agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: J&S Land and Cattle, LLC, a California limited liability company
 Address: 11661 San Vicente Blvd, Ste 305
 City: Los Angeles
 State: CA Zip: 90049

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: William Peter Collatos
 Address: 227 Temple Street
 City: Newton
 State: MA Zip: 02465

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02002881-020-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