

A.P.N.: 1220-11-001-066
File No: 143-2578209 (mk)
R.P.T.T.: \$ ~~0~~ #3

When Recorded Mail To: Mail Tax Statements To:
James Peri
P.O. Box 18708
Reno, NV 89511

GRANT, BARGAIN and SALE DEED

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

James J. "Butch" Peri, an individual

do(es) hereby GRANT, BARGAIN and SELL to

James J. "Butch" Peri, an individual

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

Deed Restriction:

"Douglas County has declared it a policy to protect and encourage agricultural operations .If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code."

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE EAST ONE-HALF (E 1/2) OF SECTION 10 AND PORTIONS OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, AND BEING A PORTION OF ADJUSTED PARCEL 3 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR PERI ENTERPRISES, LLC FILED FOR RECORD OCTOBER 19, 2005 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA IN BOOK 1005 AT PAGE 8587, AS DOCUMENT NO. 658211, AS SEVERED BY THE MULLER PARKWAY AND PINENUT ROAD PUBLIC ROAD RIGHTS-OF-WAY DESCRIBED IN THAT CERTAIN GRANT DEED BETWEEN PERI ENTERPRISES, LLC AND DOUGLAS COUNTY FILED FOR RECORD MAY 12, 2010 IN SAID OFFICE OF RECORDER IN BOOK 510, AT PAGE 2112, AS DOCUMENT NO. 763460 AND AS DESCRIBED IN THAT CERTAIN GRANT DEED BETWEEN JAMES J. PERI AND DOUGLAS COUNTY FILED FOR RECORD JUNE 21, 2013 IN BOOK 613, AT PAGE 5529, AS DOCUMENT NO. 825767, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID ADJUSTED PARCEL 3 AS SHOWN ON RECORD OF SURVEY, DOCUMENT NO. 658211, ALSO BEING THE NORTHWESTERLY TERMINUS OF SAID MULLER PARKWAY AS DESCRIBED IN GRANT DEED, DOCUMENT NO. 763460;

THENCE ALONG SAID TERMINUS OF MULLER PARKWAY, DOCUMENT NO. 763460, NORTH 29°02'43" EAST 109.34 FEET TO THE NORTHEASTERLY TERMINUS OF SAID MULLER PARKWAY, THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID ADJUSTED PARCEL 3, DOCUMENT NO. 658211, THE FOLLOWING COURSES:

NORTH 29°02'43" EAST, 588.63 FEET;
SOUTH 52°40'39" EAST, 86.89 FEET;
SOUTH 52°09'40" EAST, 402.85 FEET;
SOUTH 31°08'01" EAST, 250.16 FEET;
SOUTH 89°20'25" EAST, 59.37 FEET;
SOUTH 89°10'02" EAST, 1105.69 FEET;
SOUTH 00°58'02" WEST, 752.93 FEET;
SOUTH 63°01'56" EAST, 315.82 FEET;
NORTH 89°22'09" EAST, 99.27 FEET;
SOUTH 08°53'38" EAST, 67.05 FEET;
SOUTH 69°28'45" EAST, 545.55 FEET;
SOUTH 32°54'43" EAST, 465.28 FEET;
SOUTH 25°16'19" EAST, 292.24 FEET;
SOUTH 31°47'50" EAST, 204.50 FEET;
SOUTH 88°36'58" WEST, 829.82 FEET;

NORTH 89°25'51" WEST, 277.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID PINENUT ROAD, DOCUMENT NO. 763460;

THENCE ALONG SAID EASTERLY AND NORTHERLY RIGHTS-OF-WAY OF PINENUT ROAD, DOCUMENT NO. 763460, THE FOLLOWING COURSES:

NORTH 29°56'32" WEST, 891.72 FEET; ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET, CENTRAL ANGLE OF 65°20'06", AND ARC LENGTH OF 917.95 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID PINENUT ROAD AS DESCRIBED IN GRANT DEED, DOCUMENT NO. 825767;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF PINENUT ROAD AND THE EASTERLY RIGHT-OF-WAY OF MULLER PARKWAY AS DESCRIBED IN SAID GRANT DEED, DOCUMENT NO. 825767, THE FOLLOWING COURSES:

SOUTH 84°43'22" WEST, 289.47 FEET; ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET CENTRAL ANGLE OF 58°14'19", AND ARC LENGTH OF 121.97 FEET;

NORTH 37°02'19" WEST, 43.34 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF MULLER PARKWAY AS DESCRIBED IN GRANT DEED DOCUMENT NO. 763460;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF MULLER PARKWAY AS DESCRIBED IN GRANT DEED, DOCUMENT NO. 763460, THE FOLLOWING COURSES:

NORTH 25°04'42" WEST, 204.30 FEET; ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1052.50 FEET, CENTRAL ANGLE OF 19°40'39", AND ARC LENGTH OF 361.47 FEET; NORTH 44°45'21" WEST, 432.08 FEET TO THE POINT OF BEGINNING.

REFERENCE IS FURTHER MADE TO PARCEL 3B ON RECORD OF SURVEY RECORDED JUNE 13, 2013 IN BOOK 613, PAGE 6155 AS DOCUMENT NO. 825903, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS 1 AND 2 PURSUANT TO RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED DECEMBER 27, 2013, IN BOOK 1213, PAGE 4905, AS INSTRUMENT NO. 836049.

PARCEL 1:

A PARCEL OF LAND WITHIN THE NORTH HALF (N 1/2) OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M;
THENCE SOUTH 64°38'39" WEST, A DISTANCE OF 4,115.82 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090 WHICH IS THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°43'11" WEST, A DISTANCE OF 274.49 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;
THENCE SOUTH 46°16'10" WEST, A DISTANCE OF 85.26 FEET TO A NAIL AND TAG STAMPED PLS 3090 ON THE TOP OF A POST;
THENCE NORTH 31°09'09" WEST, A DISTANCE OF 310.37 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;
THENCE NORTH 73°16'34" EAST, A DISTANCE OF 235.58 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND WITHIN THE NORTH HALF (N 1/2) OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M;
THENCE SOUTH 52°44'19" WEST, A DISTANCE OF 3,947.77 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090 WHICH IS THE TRUE POINT OF BEGINNING;
THENCE SOUTH 69°43'00" EAST A DISTANCE OF 132.05 FEET;
THENCE SOUTH 33°00'33" EAST A DISTANCE OF 273.60 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;
THENCE SOUTH 89°45'56" WEST, A DISTANCE OF 235.74 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;
THENCE NORTH 07°39'59" WEST, A DISTANCE OF 278.67 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A CERTAIN DOCUMENT RECORDED DECEMBER 27, 2013, IN BOOK 1213, PAGE 4906, AS INSTRUMENT NO. 836050, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

NOTE: PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE A PROPERLY ENGINEERED LEGAL DESCRIPTION MUST BE SUBMITTED TO THE TITLE DEPARTMENT FOR REVIEW.

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: 11/12/2019

COOPER

James J Butch Peri
James J Butch Peri

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 6-17-2020 by **James J Butch Peri**.

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **6-9-2020** under Escrow No. **143-2578209**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1220-11-001-066
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: \$0
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$0
d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #3
b. Explain reason for exemption: Deed restriction for lot line

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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: James J Butch Peri

Print Name: James J Butch Peri

Address: P.O. Box 18708

Address: P.O. Box 18708

City: Reno

City: Reno

State: NV Zip: 89511

State: NV Zip: 89511

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

First American Title Insurance

Print Name: Company

File Number: 143-2578209 mk/ mk

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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