

DOUGLAS COUNTY, NV **2020-950064**
RPTT:\$18232.50 Rec:\$40.00
\$18,272.50 Pgs=3 07/31/2020 09:28 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1418-27-210-036

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Fred Ramirez
2225 Park Place
Minden NV 89448

ESCROW NO: 11000966-JML

RPTT \$18,232.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jay Poe and Dana Poe Husband and Wife as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Fred Ramirez, an unmarried man

all that real property situated in the unincorporated area of Glenbrook, County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Jay Poe
Jay Poe

Dana Poe
Dana Poe

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on 7/27/2020.

by JAY POE & DANA POE

J Lane
Notary Public

(seal)

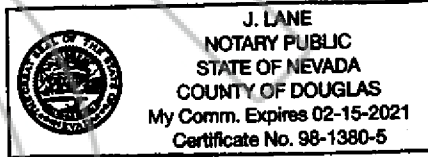


EXHIBIT A
Legal Description

PARCEL 1:

All that portion of Amended Lot C, Amended Lots D, and Amended Lot E as shown on that Record of Survey for Leslie McLaren, filed for record on August 24, 2011 as Document Number 788513 being more particularly described as follows:

Beginning at the Northerly property common to said Amended Lot C and Amended Lot E,

Thence South 89°46'30" East 34.87 feet;
Thence South 10°54'33" East 114.54 feet;
Thence South 81°53'36" East 98.29 feet;
Thence South 00°07'17" West 45.68 feet;
Thence South 16°42'00" West 77.24 feet;
Thence along a non-tangent curve concave to the East with a radius of 80.00 feet, a central
angle of 10°16'01", and an arc length of 14.34 feet, the chord of said curve bears North
19°09'12" West 14.32 feet;
Thence North 14°01'11" West 49.34 feet;
Thence along a tangent curve concave to the Southwest with a radius of 64.00 feet, a central
angle of 63°56'38", and an arc length of 71.43 feet, the chord of said curve bears North
45°59'30" West 67.78 feet;
Thence North 79°02'30" West 47.45 feet;
Thence North 85°45'48" West 137.72 feet;
Thence North 63°55'00" West 161.81 feet to the approximate Low-Water Line of Lake Tahoe;
Thence along said approximate Low-Water Line of Lake Tahoe the following two (2) courses:
North 09°01'58" East 9.69 feet
North 01°41'18" West 38.79 feet

Thence South 89°46'30" East 247.68 feet to the Point of Beginning.

The Basis of Bearing for this description is based upon the above referenced Record of Survey for Leslie McLaren, filed for record on August 24, 2011 as Document Number 788513. Being the Bearing North 63°55'00" West, as measured between found monuments.

"Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to N.R.S. 321.595 and also excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if lake level has been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the state or by quiet title action in which the state is a party."

APN:1418-27-210-036

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1418-27-210-036
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 4,675,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 4,675,000.00
 d. Real Property Transfer Tax Due: \$ 18,232.50

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 [Signature] Capacity Grantor
 Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Jay Poe and Dana Poe
 Address: PO Box 12187
 City: Zephyr cove
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Fred Ramirez
 Address: 2225 Park Place
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 11000966-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED