

DOUGLAS COUNTY, NV **2020-951600**
RPTT:\$1261.65 Rec:\$40.00
\$1,301.65 Pgs=3 **08/28/2020 03:37 PM**
FIRST AMERICAN TITLE IV
KAREN ELLISON, RECORDER

A.P.N.: 1320-32-716-005
File No: 123-2595789 (VD)
R.P.T.T.: \$1,261.65

When Recorded Mail To: Mail Tax Statements To:
Joel Hay IRA, LLC
813 Jeffrey Ct.
Incline Village , NV 89451

GRANT, BARGAIN and SALE DEED

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

Rebecca L. Tonkinson-Pappenfort (Who acquired title as Rebecca L. Tonkinson), a married woman as her sole and separate property

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

Joel Hay IRA, LLC, a Nevada limited liability company

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

ALL THAT CERTAIN LOT, PIECE PORTION OR PARCEL OF LAND, BEING AND SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AT THAT PORTION OF LOTS 4, 5 AND 6, AS SHOWN ON THE MAP OF SPRINGLANE, A PLANNED UNIT DEVELOPMENT FILED FOR RECORD OCTOBER 8, 1987, IN BOOK 1087, PAGE 1066, AS DOCUMENT NO. 163997, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5, AS SHOWN ON SAID MAP,

EXCEPTING THEREFROM AREA 5-A, WHICH IS ALL THAT PORTION OF LOT 5 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, AS SHOWN ON AFORESAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 4.06 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 10° 00' 00" WEST, A DISTANCE OF 54.14 FEET; THENCE NORTH 60° 01' 22" WEST, A DISTANCE OF 4.26 FEET; THENCE NORTH 10° 00' 00" EAST A DISTANCE OF 52.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AREA 6-A WHICH, IS ALL THAT PORTION OF LOT 6 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6, AS SHOWN ON AFORESAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 4.18 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 17° 00' 00" WEST A DISTANCE OF 59.96 FEET; THENCE NORTH 23° 01' 30" WEST, A DISTANCE OF 6.21 FEET; THENCE NORTH 17° 00' 00" EAST A DISTANCE OF 54.00 FEET TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH AREA 4-B WHICH IS ALL THAT PORTION OF SAID LOT 4, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT AS SHOWN ON AFORESAID MAP; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 44.00 FEET TO THE NORTHEAST CORNER; THENCE ALONG THE EAST LINE OF SAID LOT 4, THE FOLLOWING COURSES AND DISTANCES SOUTH 10° 00' 00" WEST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 60° 01' 22" EAST, A DISTANCE OF 3.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 60° 01' 22" EAST A DISTANCE OF 4.10 FEET; THENCE SOUTH 17° 00' 00" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 73° 00' 00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 4.00 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 17° 00' 00" EAST, A DISTANCE OF 25.92 FEET TO THE TRUE POINT OF BEGINNING.

HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 5, 2002, BOOK 0302, PAGE 1488, AS FILE NO. 536240, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

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: 07/08/2020

Rebecca L. Tonkinson-Pappenfort
Rebecca L. Tonkinson-Pappenfort

STATE OF NEVADA)
; ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on
August 10, 2020 by
Rebecca L. Tonkinson-Pappenfort.

Stacy Marie Collins
Notary Public
(My commission expires: May 01, 2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/15/2020 under Escrow No. 123-2595789

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-32-716-005
 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: \$323,400.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$323,400.00
 d) Real Property Transfer Tax Due \$1,261.65

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Rebecca L. Tonkinson-Pappenfort Capacity: Grantor
 Signature: Rebecca L. Tonkinson-Pappenfort Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rebecca L. Tonkinson-Pappenfort
 Address: PO Box 169
 City: Genoa
 State: NV Zip: 89411

Print Name: Joel Hay Trust
 Address: 1495 Douglas Avenue
 City: Gardnerville
 State: NV Zip: 89410

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

First American Title Insurance
 Print Name: Company File Number: 123-2595789 VD/ vg
 Address 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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

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Signature: [Signature]
 Signature: Joel Hay

Capacity: Grantee
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rebecca L. Tonkinson-Pappenfort
 Address: PO BOX 1109
 City: Genoa
 State: NV Zip: 89411

Print Name: Joel Hay Trust
 Address: 813. Incline Village
 City: Incline Village
 State: NV Zip: 89457

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Company File Number: 123-2595789 VD/vg
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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