

A.P.N.: 1022-13-002-003
File No: 143-2596748 (mk)
R.P.T.T.: \$624.00

When Recorded Mail To: Mail Tax Statements To:
William Greg Davis
PO BOX 1242
Alta , CA 95701

GRANT, BARGAIN and SALE DEED

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

Mitchell L. Christensen and Lisa A. Christensen trustees or successor trustees of the Christensen Family Trust dated August 16, 2017

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

William Greg Davis, a single man

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

BEING ALL THAT PORTION OF SECTION 13 TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.& M., DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14; T. 10N., R. 22E., SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SECTION 14 A DISTANCE OF 792.53 FEET TO A POINT; THENCE SOUTH 13°00' EAST 465.12 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 22°30' FOR AN ARC DISTANCE OF 196.35 FEET; THENCE SOUTH 35°30' EAST A DISTANCE OF 2287.85 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 29°15' FOR AN ARC DISTANCE OF 255.25 FEET; THENCE SOUTH 64°45' EAST 1559.09 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 49°29'15" FOR AN ARC DISTANCE OF 431.86 FEET; THENCE NORTH 65°45'45" EAST A DISTANCE OF 24.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 06°32'23" WEST 974.48 FEET; THENCE NORTH 84°19'15" EAST 370.00 FEET; THENCE SOUTH 24°05'46" EAST 810.60 FEET; THENCE SOUTH 65°45'45" WEST A DISTANCE OF 645.00 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 10, 1969, UNDER FILE NO.

45991, AND THE ABOVE DESCRIBED PARCEL SHOWN AS PARCEL 17.

PARCEL 2:

BEING ALL THAT PORTION OF SECTION 13 AND THE EAST HALF OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

NON-EXCLUSIVE EASEMENTS FOR ROADWAY AND UTILITY PURPOSES AND TO PROVIDE ACCESS TO STATE ROUTE NO. 3, FOR THE BENEFIT OF AND APPURTENANT TO THE PROPERTY CONVEYED HEREINABOVE AND SHALL INSURE TO THE BENEFIT OF AND BE USED BY ALL PERSONS WHO MAY BECOME OWNERS OF SAID LAND OR ANY PARTS OR PORTIONS THEREOF SAID EASEMENTS BEING 60 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 792.53 FEET TO A POINT; THENCE SOUTH 13°00' EAST 104.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 3, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE SOUTH 13°00' EAST 360.80 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 22°30'00" FOR AN ARC DISTANCE OF 196 FEET; THENCE SOUTH 35°30' EAST 2287.85 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 29°15' FOR AN ARC DISTANCE OF 255.25 FEET; THENCE A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 49°29'15" FOR AN ARC DISTANCE OF 431.86 FEET; THENCE NORTH 65°45'45" EAST 1075.22 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 16°40'22" FOR AN ARC DISTANCE OF 145.50 FEET; THENCE NORTH 49°05'23" EAST A DISTANCE OF 1161.73 FEET TO THE TRUE POINT OF ENDING.

ALSO: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SECTION 14 A DISTANCE OF 792.53 FEET TO A POINT; THENCE SOUTH 13°00' EAST 104.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 3; THENCE SOUTH 13°00' EAST 360.80 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 07°04'13" FOR AN ARC DISTANCE OF 61.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 76°34' EAST 1706.97 FEET; THENCE ON A CURVE TO THE RIGHT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 28°59'00" FOR AN ARC DISTANCE OF 129.23 FEET; THENCE SOUTH 74°27' EAST A DISTANCE OF 3465.80 FEET TO THE TRUE POINT OF ENDING.

REFERENCE IS MADE TO RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 10, 1969 UNDER FILE NO. 45991 AND THE ABOVE DESCRIBED EASEMENTS SHOWN AS BOSLER WAY AND KYLE DRIVE.

EXCEPTING THEREFROM: ANY PORTIONS OF THE ABOVE DESCRIBED EASEMENTS LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL 1.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 15, 2014 IN BOOK N/A, AS INSTRUMENT NO. 2014-854413

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.

COOPER

Mitchell L. Christensen and Lisa A. Christensen
trustees or successor trustees of the Christensen
Family Trust dated August 16, 2017

Mitchell L. Christensen

Mitchell L. Christensen, Trustee

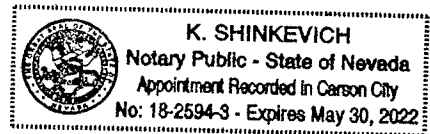
Lisa A. Christensen

Lisa A. Christensen, Trustee

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

This instrument was acknowledged before me on August 26, 2020 by
Mitchell L. Christensen and Lisa A. Christensen trustees.

K. Shinkevich
Notary Public
(My commission expires: 5/30/2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2596748.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1022-13-002-003
 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: \$160,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$160,000.00
 d) Real Property Transfer Tax Due \$624.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: Christensen Family Trust
 Address: 88 Smith Gage Road
 City: Smith
 State: NV Zip: 89430

Print Name: William Greg Davis
 Address: PO BOX 1242
 City: Alta
 State: CA Zip: 95701

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2596748 mk/ et
 State: NV Zip: 89423

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