

DOUGLAS COUNTY, NV **2020-952840**  
RPTT:\$12285.00 Rec:\$40.00  
\$12,325.00 Pgs=4 09/18/2020 09:13 AM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1219-09-002-006

**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:**  
J Neal Pierce Jr.  
PO Box 6861  
Stateline, NV 89449

ESCROW NO: 11001083-JML

RPTT \$12,285.00

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Michael Pegrum a married man his sole and separate property

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

The J. Neal Pierce Jr. Revocable Trust dated January 28, 2003 and amended and restated December 19, 2016.

all that real property situated in the City of Gardnerville, 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.

  
Michael Pegram

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 09/17/2020

by MICHAEL PEGRAM

 (seal)  
Notary Public



**EXHIBIT A**  
**Legal Description**

**Parcel 1:**

A parcel of land located within a portion of Section 10 and the South one-half of the Southeast one-quarter (S1/2SE1/4) of Section 9, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian as shown on the Record of Survey to Support a Lot Line Adjustment for William R. Tomerlin Trust filed for record April 17, 1995 in the office of recorder, Douglas County, Nevada as Document No. 360223, the point of beginning;

Thence along the South line of the Southeast one-quarter of said Section 9, North 89° 50' 23" West, 2613.77 feet to the South one-quarter corner of said Section 9;

Thence along the West line of said Southeast one-quarter of Section 9, North 00° 14' 26" East, 1325.80 feet to the Northwest corner of the South one-half of the Southeast one-quarter of said Section 9;

Thence along the North line of said South one-half of the Southeast one-quarter of Section 9, South 89° 45' 47" East, 2612.28 feet to the Northeast corner of said South one-half of the Southeast one-quarter of Section 9, a 5/8" rebar and tag PLS 6497 per said Record of Survey;

Thence along the East line of said Section 9, South 00° 10' 33" West, 255.35 feet;

Thence South 65° 27' 08" East, 252.44 feet;

Thence North 78° 59' 21" East, 97.28 feet;

Thence along the arc of curve to the left, non-tangent to the preceding course, having a radius of 39.03 feet, central angle of 49° 14' 36", arc length of 33.54 feet, and chord bearing and distance of North 06° 59' 38" East, 32.52 feet;

Thence North 14° 39' 24" West, 87.92 feet;

Thence along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 71.80 feet, central angle of 56° 20' 02", arc length of 70.59 feet, and chord bearing and a distance of North 13° 24' 22" East, 67.78 feet;

Thence North 45° 28' 55" East, 15.97 feet;

Thence North 37° 00' 09" East, 28.04 feet to a point on the easterly line of an existing 24' private access & public utility easement per Grant Bargain and Sale Deed, filed for record on January 26, 2000 in said office of recorder in Book 100 at Page 3969;

Thence along said 24' private access & public utility easement the following courses;

Along the arc of a curve to the left, having a radius of 622.35 feet, central angle of 01° 12' 01" arc length of 13.04 feet and chord bearing and a distance of South 49° 51' 44" East, 13.04 feet;

South 50° 27' 44" East, 87.24 feet;

Along the arc of a curve to the left, having a radius of 288.00 feet, central angle of 19° 42' 10" and arc length of 99.04 feet;

South 70° 09' 51" East, 89.74 feet;

Along the arc of a curve to the right, having a radius of 287.00 feet, central angle of 43° 52' 41" and arc length of 219.79 feet;

South 26° 17' 11" East 85.59 feet;

Along the arc of a curve to the left, having a radius of 113.0 feet, central angle of 13° 18' 45" and arc length of 26.26 feet;

Along the arc of a compound curve to the left, having a radius of 33.00 feet, central angle of 85° 41' 32" and arc length of 49.36 feet;

Thence leaving said 24' private access & public utility easement, South 32° 06' 44" East, 33.02 feet,

Thence South 27° 28' 12" West, 543.12 feet;

Thence South 15°06'11" West, 306.97 feet to a point on the South line of said Section 10;  
Thence along said South line of Section 10, South 89°56'22" West, 544.97 feet to the point of beginning.

Also known as adjusted parcel on a Record of Survey Map recorded April 27, 2016 as Document No. 2016-879965 of Official Records, Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain document recorded April 27, 2016, as Instrument No. 2016-879964 of Official Records, Douglas County, Nevada.

Parcel 2:

A private easement for ingress and egress as shown on the map of Sierra County Estates, Phase 1, recorded March 28, 1996, as Document No. 384282, Official Records, Douglas County, Nevada.

Parcel 2:

A private easement for ingress and egress as granted in an Easement Grant Deed, recorded March 24, 1997, as Document No. 408975, and as shown on the map of Sierra County Estates, Phase 2, recorded January 27, 2000, Official Records, Douglas County, Nevada.

APN: 1219-09-002-006

# STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a. 1219-09-002-006
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 3,150,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 3,150,000.00
- d. Real Property Transfer Tax Due: \$ 12,285.00

- 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 Grantor Agent  
 Signature J. Neal Pierce, Jr., Trustee Capacity Grantee

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

Print Name: Michael Pegram  
 Address: 1627 Hwy 385  
 City: Minden  
 State/Zip: 89427

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

Print Name: The J. Neal Pierce Jr. Revocable Trust dated January 28 2003 and amended and restated December 19, 2016.  
 Address: po box 6861  
 City: stateline  
 State/nv/Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Signature Title Company LLC Escrow No.: 11001083-110-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