DOUGLAS COUNTY, NV

2020-959206

RPTT:\$1657.50 Rec:\$40.00

\$1,697.50 Pgs=3

12/30/2020 02:37 PM

697.50 Pgs=3 12/30/2020 02

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

A.P.N.:

1420-30-001-007

File No:

143-2601557 (mk)

R.P.T.T.:

\$1,657.50

When Recorded Mail To: Mail Tax Statements To: Gardner Ranch LLC., P.O. Box 2194 Stateline, NV 89449

# GRANT, BARGAIN and SALE DEED

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

Michael Per Hakansson and Margaret Esther Hakansson, Trustees of the M&M Trust Dated August 13, 2015, dated August 13, 2015

do(es) hereby GRANT, BARGAIN and SELL to

Gardner Ranch LLC., a Nevada Limited Liability Company

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

# PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN PORTIONS OF THE WEST ONE-HALF OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER FOR SECTIONS 24 AND 25, T.14N., R.19E., AND SECTIONS 19 AND 30, T.14N., R.20E., M.D.M.;

THENCE ALONG THE COMMON LINE BETWEEN SAID SECTIONS 25 AND 30, SOUTH 00°44′27″ WEST, 420.65 FEET TO THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE FINAL PARCEL MAP LDA 02-085 FOR DOUG H. LIPPINCOTT RECORDED MARCH 07, 2006 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 669335, THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 1, SOUTH 89°16'00" EAST, 713.14 FEET;

THENCE SOUTH 00°44'09" WEST, 1244.94;

THENCE NORTH 72°43'20" WEST, 108.17 FEET;

THENCE SOUTH 87°09'17" WEST, 87.51 FEET;

**THENCE SOUTH 78°36'25" WEST, 144.04 FEET;** 

THENCE NORTH 72°00'40" WEST, 194.29 FEET;

THENCE NORTH 73°18'02" WEST, 111.34 FEET;

THENCE NORTH 80°53'50" WEST, 89.75 FEET TO SAID SECTION LINE;

THENCE ALONG SAID SECTION LINE, NORTH 00°44'27" EAST, 1148.54 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS ADJUSTED PARCEL 1 ON RECORD OF SURVEY MAP RECORDED JUNE 29, 2007 IN BOOK 0607, PAGE 10219 AS DOCUMENT NO. 704215 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 18, 2015 AS INSTRUMENT NO. 2015-868116, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

#### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PARCEL MAP RECORDED MARCH 07, 2006 IN BOOK 0306, PAGE 2066 AS INSTRUMENT NO. 669335 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

#### PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED DECEMBER 07, 2005 IN A GRANT, BARGAIN DEED SALE DEED FOR EASEMENT IN BOOK 1205, PAGE 3022 AS INSTRUMENT NO. 662604 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

## **PARCEL 4:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED JUNE 08, 1993 IN A DEED OF EASEMENT IN BOOK 0693, PAGE 1570 AS INSTRUMENT NO. 309234 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

*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

- All general and special taxes for the current fiscal year.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Michael Per Hakansson and Margaret Esther Hakansson, Trustees of the M&M Trust Dated August 13, 2015	
Michael Hakansson, Trustee	
Margaret Esther Hakansson, Trustee	
STATE OF NEVADA ) : ss.	
COUNTY OF DOUGLAS )	10/0/00
This instrument was acknowledged before me on Michael Per Hakansson and Margaret Esther	12/29/2020 by Hakansson, Trustees .
Notary Public (My commission expires: 1-4-22)	MARY KELSH Notary Public - State of Nevada Appointment Recorded in Douglas County No: 98-49567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2601557.

# STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number	er(s)		/\
a)	1420-30-001-007			[ ]
b)_				\ \
c)_				\ \
d)_				\ \
2.	Type of Property			\ \
a)	Vacant Land	b) Single Fam. Res.	FOR RECORDE	RS OPTIONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book	Page:
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Recordin	
	Agricultural	h) Mobile Home	Notes:	9
g)	=	II) I MODILE HOTTLE	Notes.	
i)	Other			
3.	a) Total Value/Sales Pr	rice of Property:	\$425,000	0.00
	b) Deed in Lieu of Fore	eclosure Only (value of pro	perty) ( <u>\$</u>	·
,	c) Transfer Tax Value:		\$425,000	0.00
	d) Real Property Trans	fer Tax Due	\$1,657.5	0
4.	If Exemption Claime	ed:	$\setminus$ / /	
	a Transfer Tay Eyemi	otion, per 375.090, Section	/	
	b. Explain reason for e	The state of the s	·	•
	5. 1		1	
			1//	
5.	Partial Interest: Percer	ntage being transferred: _	/00 %	
	The undersigned decl	ares and acknowledges, u	nder penalty of per	jury, pursuant to NRS
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