

RECORDING REQUESTED BY:



**When Recorded Mail Document
and Tax Statement To:**

Stacey A. Holst
P.O. Box 9
Gardnerville, NV 89410

KAREN ELLISON, RECORDER E07

RPTT:

APN: 1320-32-703-010, and
1320-32-703-018 **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That
The Limb Family Trust

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,
Bargain, Sell and**

Convey to (A Nevada Limited Liability Company)
Holst Co, LLC, Stacey A. Holst, Managing Member

all that real property situated in the Douglas County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO:** 1. Taxes for the fiscal year
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements
now of record.

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

DATED: 1/25/21

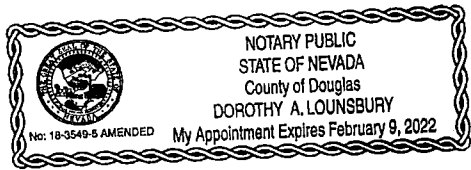
STATE OF NEVADA
COUNTY OF Douglas

Stacey A. Holst

This instrument was acknowledged before me
on January 25, 2021
by Stacey A. Holst

STACEY A. HOLST

Signature Dorothy A. Lounsbury
Notary Public
My Commission Expires: Feb. 09, 2022



PROPERTY DESCRIPTION

Address & Location - The address of the two buildings are 1489 and 1491 U.S. Highway 395, Gardnerville, Nevada. The property is located on the northeasterly side of U.S. Hwy. 395 and Oxoby Drive in the central part of Gardnerville.

Owner of Record - John & Jean Limb Family Trust

Legal Description -

All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada described as follows:

PARCEL NO. 1:

A piece or parcel of land situate, lying and being in the Northeast quarter of the Southeast quarter of Section 32, Township 13 North, Range 20 East, M. D. B. & M., in the Town of Gardnerville, Douglas County, Nevada, more particularly described as follows, to-wit:

BEGINNING at a point on the Northeasterly line of State Highway 395, North 44°54' West, 197.00 feet from the Mill Street Monument in Gardnerville, said Point of Beginning also described as bearing South 40°56'40" West, 878.26 feet from the quarter corner common to Section 32 and 33, in Township 13 North, Range 20 East, M. D. B. & M.; thence from the Point of Beginning, North 44°54' West, parallel with the centerline of said Highway, 41.50 feet; thence North 45°06' East, 186.00 feet; thence South 44°54' East, 41.50 feet; thence South 45°06' West, 186.00 feet to the Point of Beginning.

PARCEL NO. 2:

A piece or parcel of land situate, lying and being in the Northeast quarter of the Southeast quarter of Section 32, Township 13 North, Range 20 East, M. D. B. & M., in the Town of Gardnerville, Douglas County, Nevada, more particularly described as follows, to-wit:

BEGINNING at a point, the Southwest corner of the parcel, which point is 30.00 feet Northeasterly, measured at right angles, from the centerline of Nevada State Route 3 (U.S. 395), said Point of Beginning is further described as bearing North 31°36'22" West, 130.50 feet from the so-called Mill Street Monument in said Town of Gardnerville, said Mill Street Monument bears South 29°03' West, 942.71 feet from the East quarter Section corner of the above described Section 32; thence North 44°54' West, 70.00 feet to the Northwest corner of the parcel; thence North 45°06' East, 186.00 feet to the Northeast corner of the parcel, a point in the Westerly line of the parcel of land conveyed to MITCHEL PAUL OXOBY, et ux, by Deed recorded May 19, 1967, in Book 49, Page 612, Official Records of Douglas County, Nevada; thence along said OXOBY Westerly line, South 44°54' East, 25.38 feet; thence South 31°12' East, 45.92 feet to the Southeast corner of the herein described parcel; thence South 45°06' West 175.12 feet to the Point of Beginning.

EXCEPT THEREFROM any portion thereof lying within the boundaries of the parcel of land conveyed to MITCHEL PAUL OXOBY, et ux, by Deed recorded May 19, 1967, in Book 49, Page 612, Official Records of Douglas County, Nevada.

Ownership History - The Limb family has owned the property since it was built in late 1970s. To the knowledge of the appraiser it has never been offered for sale.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-32-703-010
 b) 1320-32-703-018
 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: <u>Verified Trust - JH</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: A transfer of title from A trust without consideration

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 Stacy A Holst Co-Trustee Capacity Co-Trustee
 Signature Stacy A Holst Capacity Managing Member

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Limb Family Trust
 Address: P.O. Box 489
 City: Gardnerville
 State: NV Zip: 89410

Print Name: HolstCo, LLC
 Address: P.O. Box 9
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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