

DOUGLAS COUNTY, NV **2021-963326**  
RPTT:\$4875.00 Rec:\$40.00  
\$4,915.00 Pgs=3 03/11/2021 12:38 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**  
James H. Rhoades

5250 Coit Dr

Reno, NV 89523

**MAIL TAX STATEMENTS TO:**  
Same as above

Escrow No. 2100636-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-04-101-034  
R.P.T.T. \$4,875.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That JCM Holdings LLC, A Nevada Limited Liability Company

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James H. Rhoades, a married man as his sole and separate property

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Signature and notary acknowledgement on page two.



Escrow No. 2100636-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

A parcel of land lying within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southwest corner of Adjusted A.P.N. 1220-04-101-014 as shown on the Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, filed for record September 3, 2003, in the office of Recorder, Douglas County, Nevada as Document No. 588628;

Thence along the westerly line of said Adjusted A.P.N. 1220-04-101-014, North 09°02'48" West, 141.28 feet to the southwesterly corner of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, the POINT OF BEGINNING;

Thence North 08°24'05" West, 261.06 feet to a point on the southerly right-of-way line of U.S. Highway 395;

Thence along said southerly right-of-way line of U.S. Highway 395, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 610.50 feet, central angle of 10°32'08", arc length of 112.26 feet and radial bearing of North 02°31'42" East;

Thence leaving said southerly right-of-way line of U.S. Highway 395, along the easterly line of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, South 09°02'48" East, 230.36 feet to the southeasterly corner of said Adjusted A.P.N. 1220-04-101-012;

Thence along the southerly line of said Adjusted A.P.N. 1220-04-101-012, South 81°53'19" West, 110.25 feet to the POINT OF BEGINNING, containing 26,941 square feet, more or less.

The Basis of Bearing of this description is South 09°02'48" East, the east line of Adjusted Parcel 2 as shown on the Record of Survey of 1382 U.S. Highway 395 for JCM Investments filed for record February 28, 2019 in the office of Recorder, Douglas County, Nevada as Document No. 2019-926191.

APN: 1220-04-101-034

Note: Document No. 2019-931138 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-04-101-034  
 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'/Ind'l  
 g.  Agricultural                      h.  Mobile Home  
 i. Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 1,250,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 1,250,000.00  
 d. Real Property Transfer Tax Due:                                \$ 4,875.00

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 agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: JCM Holdings LLC, A Nevada Limited Liability Company  
 Address: 1147 San marcos cir  
 City: Minden  
 State: Zip: NV 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: James H. Rhoades  
 Address: 5250 Coit Dr  
 City: Reno, NV 89523  
 State: Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 02100636-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED