

DOUGLAS COUNTY, NV **2021-963435**  
RPTT:\$18135.00 Rec:\$40.00  
\$18,175.00 Pgs=4 03/12/2021 01:46 PM  
ETRCO  
KAREN ELLISON, RECORDER

**APN# :** 1220-03-410-003 & 1220-03-410-005  
**RPTT:** \$18,135.00

**Recording Requested By:**  
Western Title Company  
**Escrow No.:** 124825-KDJ  
**When Recorded Mail To:**

**H & J Land Company, LLC, a  
Nevada Limited Liability  
Company  
PO Box 1141  
Carson City NV 89702**

**Mail Tax Statements to: (deeds only)  
Same as Above**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

**Signature**

  
\_\_\_\_\_  
**Kayla Jacobsen** **Escrow Officer**

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Douglas Ray Roderick and S. Joann Roderick, Trustees of the Douglas Ray Roderick and S. Joann Roderick Living Trust, U/T/A dated May 1, 1995

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

H & J Land Company, LLC, a Nevada Limited Liability Company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Parcel 1:

Description of all that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of Section 3, Township 12 North, Range 20 East, M.D.B. & M., being more particularly described as follows:

COMMENCING at the Northeasterly corner of Lot 22, as shown on the Annexation Map for the Carson Industrial Park to the Town of Gardnerville, being recorded as File No. 51482, Douglas County Records; said point being the TRUE POINT OF BEGINNING; thence South 34°22'00" East, 476.82 feet to a point on the Westerly right-of-way line of Industrial Way; thence along said Industrial Way right-of-way line South 55°38'00" West, 214.30 feet; thence leaving said right-of-way line North 34°22'00" West, 270.00 feet; thence South 55°38'00" West, 120.00 feet; thence North 31°50'32" West, 247.53 feet; thence North 52°40'15" East, 39.26 feet; thence North 37°19'45" West, 37.80 feet; thence North 71°18'00" East, 297.18 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

Description of all that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of Section 3, Township 12 North, Range 20 East, M.D.B.&M., being more particularly described as follows:

COMMENCING at the Southeasterly corner of Lot 21 as shown on the Annexation Map for the Carson Industrial Park to the Town of Gardnerville, being recorded as File No. 51482, Douglas County Records; said point being on the Westerly right-of-way line of Industrial Way; said point also being the TRUE POINT OF BEGINNING; thence along said right-of-way line South 55°38'00" West 110.80 feet; thence leaving said right-of-way line North 34°22'00" West, 5.00 feet; thence from a tangent bearing of South 55°38'00" West along a curve to the right with a radius of 20.00 feet, a tangent length of 20.88 feet, a delta angle of 92°27'47" and arc length of 32.28 feet; thence North 31°50'00" West, 244.35 feet; thence North 55°38'00" East, 120.00 feet; thence South 34°22'00" East 270.00 feet to THE TRUE POINT OF BEGINNING.


NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 29, 2000, as Document No. 487122 of Official Records.

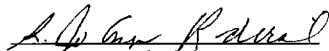
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 03/10/2021

COPY

Douglas Ray Roderick and S. Joann Roderick Living Trust, U/T/A dated May 1, 1995

  
Douglas Ray Roderick, Trustee

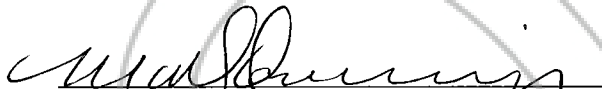
  
S. Joann Roderick, Trustee

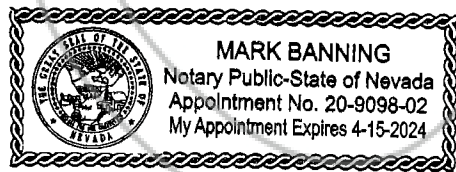
STATE OF Nevada } ss

COUNTY OF Carson City  
This instrument was acknowledged before me on

3-10-21

By Douglas Ray Roderick and S. Joann Roderick.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-03-410-003 & 1220-03-410-005

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$4,650,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$4,650,000.00  
 Real Property Transfer Tax Due: \$18,135.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section     
 b. Explain Reason for Exemption:   

5. Partial Interest: Percentage being transferred: 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]* Capacity *[Signature]*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** Douglas Ray Roderick and S. Joann Roderick Living Trust, U/T/A dated May 1, 1995  
**Address:** 1955 Comstock Dr.  
**City:** Gardnerville  
**State:** NV                      **Zip:** 89410

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

**Print Name:** H & J Land Company, LLC, a Nevada Limited Liability Company  
**Address:** PO Box 1141  
**City:** Carson City  
**State:** NV                      **Zip:** 89702

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** eTRCo, LLC. On behalf of Western Title Company  
**Address:** Carson Office  
 2310 S. Carson St, Suite 5A  
**City/State/Zip:** Carson City, NV 89701

**Esc. #:** 124825-KDJ