

Assessor's Parcel No: 1419-05-000-009

Order No.: 2132014892/21014702-CT

The Grantors declare:
Documentary Transfer Tax is \$1,170.00

When Recorded Mail To:
(Tax Statements Same)
Keith Bernstein
PO Box 4262
Stateline, NV 89449

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

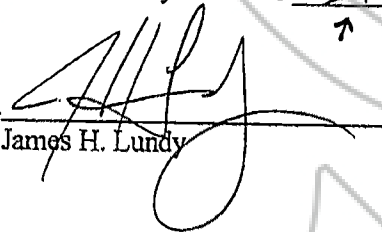
James H. Lundy, an unmarried man (who acquired title as a married man, as his sole and separate property)

Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

Keith Bernstein, an unmarried man

All that real property situated in the County of Douglas, State of Nevada, specifically described as follows: See "Exhibit A" attached hereto and made a part hereof.

WITNESS my hand this 27 day of March, 2021.


* James H. Lundy

STATE OF Nevada)

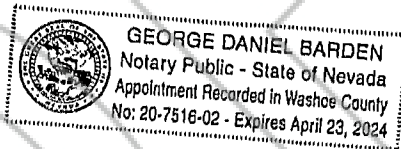
) ss.

COUNTY OF Washoe)

On this 27 day of March, 2021, personally appeared before me, a Notary Public in and for said County and State, James H. Lundy known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he/she/they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

George Daniel Barden
NOTARY PUBLIC George Daniel Barden (seal)



File No.: 21014702-CT

EXHIBIT A

Parcel A:

Description of all that lot, piece or parcel of land being known as Adjusted Assessor's Parcel Number 1419-05-000-007, reflecting a Boundary Line Adjustment between Assessor's Parcel Numbers 1419-05-000-007 and 1419-05-000-008, Douglas County, Nevada, said lot being a portion of the S1/2 NW1/4 of Section 5, T 14N., R. 19E., M.D.B.&M., Douglas County, Nevada and being more particularly described as follows:

Commencing at the West 1/4 corner of Section 5, T. 14N., R. 19E., M.D.B.&M.; thence N. 00°22'45" W., 323.25 feet; thence on a curve to the left with a radius of 850.00 feet, central angle of 29°05'58" and arc length of 431.70 feet; thence S. 57°23'03" E., 156.51 feet to the True Point of Beginning; thence on a curve to the left with radius of 300.00 feet, central angle of 115°06'43" and arc length of 602.73 feet; thence N. 07°30'14" E., 144.42 feet; thence on a curve to the right with radius of 280.00 feet, central angle of 79°33'20" and arc length of 388.78 feet; thence N. 87°03'34" E. 103.65 feet; thence on a curve to the left with a radius of 295.00 feet, central angle of 105°16'22" and arc length of 542.02 feet; thence S. 88°41'30" E. 979.51 feet; thence S. 00°27'43" E. 426.40 feet; thence S. 77°43'21" W. 670.75 feet; thence S. 78°23'10" W. 610.05 feet; thence S. 58°46'33" W. 262.67 feet; thence S. 10°54'23" W. 394.57 feet; thence S. 74°27'55" W. 159.82 feet; thence N. 57°23'03" W. 459.61 feet to the True Point of Beginning.

Parcel B:

A 50.00 foot private access and public utility easement as designated on Record of Survey in Support of a Boundary Line Adjustment for the Estate of Ernst W. Gerber, recorded September 2, 2003, in Book 903, Page 450, as Document No. 588486 Official Records, Douglas County, Nevada.

NOTE: Said legal description was taken from Quit Claim Deed recorded January 30, 2012, in Book 112, Page 5865, as Document No. 796684, Official Records, Douglas County, Nevada.

APN: 1419-05-000-009

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) 1419-05-000-009

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:

Deed in Lieu of Foreclosure Only (value of property) \$300,000.00
Transfer Tax Value: \$300,000.00
Real Property Transfer Tax Due: \$1,170.00

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 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 GRANTEE
Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

(REQUIRED)
Print Name: James H. Lundy
Address: PO Box 597
City: Glenbrook
State: NV Zip: 89413

BUYER (GRANTEE) INFORMATION

Print Name: Keith Bernstein
Address: PO Box 4262
City: Stateline
State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company Esc. #: 2132014892/21014702-CT
Address: 2482 Lake Tahoe Blvd.
City/State/Zip: South Lake Tahoe, California 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)