

A.P.N.: 1219-12-002-008
File No: 143-2619393 (mk)
R.P.T.T.: \$1,755.00

DOUGLAS COUNTY, NV
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=3
2021-965161
04/08/2021 02:46 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Wayne Michael Prouty, Jr., and Cassandra Lee Prouty
P.O. Box 520
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

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

S. James Broman, a married man as his sole and separate property who acquired title as a single man

do(es) hereby *GRANT, BARGAIN and SELL* to

Wayne Michael Prouty, Jr., and Cassandra Lee Prouty, husband and wife as joint tenants with right of survivorship

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

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT 13.84 ACRE PARCEL OF LAND AS SHOWN ON THAT RECORD OF SURVEY FOR WEST FORK SIERRA VISTA ESTATES, LLC, AS RECORDED IN BOOK 0703, AT PAGE 9106, AS DOCUMENT NO. 583846, DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE;

THENCE NORTH 01°13'08" WEST, 376.64 FEET;

THENCE NORTH 50°09'19" WEST, 474.87 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 20°33'34", RADIUS OF 120.00 FEET AND AN ARC LENGTH OF 43.06 FEET;

THENCE NORTH 29°35'45" WEST, 402.20 FEET;

THENCE ALONG THE ARC OF A CURVE OF THE LEFT HAVING A DELTA ANGLE OF 16°13'51", RADIUS OF 180.00 FEET AND AN ARC LENGTH OF 50.99 FEET;

THENCE NORTH 45°49'36" WEST, 283.08 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 31°55'28", RADIUS OF 180.00 FEET AND AN ARC LENGTH OF 100.29 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 73°42'07", RADIUS OF 120.00 FEET AND AN ARC LENGTH OF 154.36 FEET;

THENCE NORTH 04°02'57" WEST, 336.74 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 85°43'52", RADIUS OF 180.00 FEET AND AN ARC LENGTH OF 269.33 FEET;

THENCE NON-TANGENT TO THE PRECEDING CURVE, SOUTH 89°46'49" EAST, 461.70 FEET;

THENCE SOUTH 00°35'01" EAST, 697.82 FEET;

THENCE NORTH 88°58'30" EAST, 673.96 FEET;

THENCE SOUTH 01°13'08" EAST, 775.07 FEET;

THENCE SOUTH 51°44'00" EAST, 251.55 FEET;

THENCE SOUTH 29°31'00" EAST, 241.90 FEET;

THENCE SOUTH 25°46'00" EAST, 144.70 FEET;

THENCE SOUTH 89°53'00" WEST, 321.77 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS IDENTICAL TO THE RECORD OF SURVEY FOR WEST FORK SIERRA VISTA ESTATES, LLC, DOCUMENT NO. 583846.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 15, 2003 IN BOOK 903, PAGE 7550, AS INSTRUMENT NO. 589983.

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

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1219-12-002-008
 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'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

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

3. a) Total Value/Sales Price of Property: \$450,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$450,000.00
 d) Real Property Transfer Tax Due \$1,755.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

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

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

Print Name: James S. Broman
 Address: 2560 Business Py Ste A
 City: Minden
 State: NV Zip: 89423

Print Name: Wayne Michael Prouty, Jr.,
and Cassandra Lee Prouty
 Address: P.O. Box 520
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2619393 mk/ kf
 State: NV Zip: 89423

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