

DOUGLAS COUNTY, NV **2021-967059**  
RPTT:\$14235.00 Rec:\$40.00  
\$14,275.00 Pgs=4 **05/07/2021 12:39 PM**  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 142030001008  
File No: 143-2622675 (et)  
R.P.T.T.: \$14,235.00

When Recorded Mail To: Mail Tax Statements To:  
Samuel Marson  
5020 Old Clear Creek Rd  
Carson City , NV 89705

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

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

Phillip Slobogin, an unmarried man

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

Samuel Marson, an unmarried man

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

**PARCEL 1:**

**ADJUSTED PARCEL 2 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR DOUG HUGH LIPPINCOTT, MICHAEL HAKANSSON AND MARGARET HAKANSSON FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 29, 2007 IN BOOK 607, PAGE 10219 AS FILE NO. 704215, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND LOCATED WITHIN PORTIONS OF THE WEST ONE-HALF OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE COMMON CORNER FOR SECTIONS 24 AND 25, TOWNSHIP 14 NORTH, RANGE 19 EAST AND SECTIONS 19 AND 30, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.;**

**THENCE ALONG THE COMMON LINE BETWEEN SAID SECTIONS 25 AND 30, SOUTH 00°44'27" WEST, 420.65 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 AS SHOWN ON THE FINAL PARCEL MAP LDA 02-085 FOR DOUG H. LIPPINCOTT RECORDED MARCH 7, 2006 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 669335;**

**THENCE ALONG SAID NORTH LINE OF PARCEL 1, SOUTH 89°16'00" EAST, 713.14**

**FEET TO THE POINT OF BEGINNING;**

**THENCE ALONG THE NORTH LINES OF PARCELS 1 AND 2 AS SHOWN ON SAID FINAL PARCEL MAP, SOUTH 89°15'53" EAST, 1107.84 FEET;**

**THENCE SOUTH 36°29'24" WEST, 1650.11 FEET;  
THENCE NORTH 48°24'10" WEST, 119.87 FEET;  
THENCE NORTH 72°43'20" WEST, 55.30 FEET;  
THENCE NORTH 00°44'09" EAST, 1244.94 FEET, TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DEED RECORDED JUNE 09, 2016 AS INSTRUMENT NO. 2016-882066 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**A THIRTY-FOOT WIDE (30') STRIP OF LAND FOR PRIVATE ACCESS PURPOSES, LOCATED WITHIN A PORTION OF THE WEST ONE-HALF OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, LYING FIFTEEN-FEET (15') ON BOTH SIDES OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE COMMON CORNER FOR SECTIONS 24 AND 25, TOWNSHIP 14 NORTH, RANGE 19 EAST AND SECTIONS 19 AND 30, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.;**

**THENCE ALONG THE COMMON LINE BETWEEN SAID SECTIONS 25 AND 30, SOUTH 00°44'27" WEST, 420.65 FEET TO THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE FINAL PARCEL MAP LDA 02-085 FOR DOUG H. LIPPINCOTT RECORDED MARCH 7, 2006 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 669335;**

**THENCE ALONG THE NORTH LINE OF SAID PARCEL 1, SOUTH 89°16'00" EAST, 713.14 FEET;**

**THENCE CONTINUING ALONG THE NORTH LINES OF SAID PARCEL 1 AND PARCEL 2 OF SAID PARCEL MAP SOUTH 89°15'53" EAST, 938.02 FEET;**

**THENCE SOUTH 31°55'59" WEST, 1351.46 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 52°27'18" EAST, 242.80 FEET;  
THENCE SOUTH 76°57'31" EAST, 135.12 FEET;  
THENCE SOUTH 62°01'33" EAST, 352.87 FEET;  
THENCE SOUTH 68°02'49" EAST, 740.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DEED RECORDED JUNE 09, 2016 AS INSTRUMENT NO. 2016-882066 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

*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.

COPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 142030001008  
 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: \$3,650,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$3,650,000.00  
 d) Real Property Transfer Tax Due \$14,235.00

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: agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: Phillip Slobogin  
 Address: PO Box 625  
 City: Minden  
 State: NV    Zip: 89423

Print Name: Samuel Marson  
 Address: 5020 Old Clear Creek Rd  
 City: Carson City  
 State: NV    Zip: 89705

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2622675 et/ et  
 State: NV    Zip: 89423

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