

A.P.N.: 1320-26-002-024
File No: 143-2626485 (mk)
R.P.T.T.: \$5,070.00

DOUGLAS COUNTY, NV
RPTT:\$5070.00 Rec:\$40.00
\$5,110.00 Pgs=5 2021-968783
06/08/2021 12:47 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Douglas James Fudge Trustee
P.O. Box 3500
Carson City, NV 89702

GRANT, BARGAIN and SALE DEED

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

Eric B. Forstrom and Connie R. Forstrom, Co-Trustees of The Eric and Connie Forstrom Family Trust

do(es) hereby GRANT, BARGAIN and SELL to

Douglas James Fudge Trustee of The Douglas James Fudge Trust dated September 5, 2019

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

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON PARCEL MAP #2 FOR MICHAEL AND MARY JARRETT FILED FOR RECORD IN BOOK 891 AT PAGE 2279 AS DOCUMENT NUMBER 257812, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF AFORESAID PARCEL 2; THENCE ALONG THE NORTHWESTERLY AND NORTHEASTERLY BOUNDARY LINES THEREOF NORTH 30° 17' 49" EAST A DISTANCE OF 392.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 30° 17' 49" EAST A DISTANCE OF 212.64 FEET; THENCE NORTH 65° 11' 05" EAST A DISTANCE OF 184.12 FEET; THENCE SOUTH 00° 00' 43" EAST A DISTANCE OF 228.88 FEET; THENCE LEAVING SAID BOUNDARY LINE SOUTH 47°27'54 WEST A DISTANCE OF 145.54 FEET; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 59.92 FEET; THENCE NORTH 58° 14' 29" WEST A DISTANCE OF 126.16 FEET TO THE TRUE POINT OF BEGINNING AND CONTINUING 56,380 SQUARE FEET MORE OR LESS.

**This document was executed
in counter-part and
shall be deemed as one.**

AND TOGETHER WITH ALL THAT PORTION OF A.P.N. 23-295-06 AS SHOWN ON THE RECORD OF SURVEY #3 TO ACCOMPANY A BOUNDARY LINE ADJUSTMENT FOR MICHAEL AND MARY JARRETT, FILED FOR RECORD IN BOOK 691, PAGE 4958 AS DOCUMENT NUMBER 254161, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF AFORESAID PARCEL 2 WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY LINE OF HERRON COVE COURT THROUGH A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 30° 17' 49" W, 45.00 FEET DISTANT WITH A CENTRAL ANGLE OF 30° 18' 56" AND AN ARC LENGTH OF 23.81 FEET AND WHOSE CHORD BEARS N 74° 50' 38" W A DISTANCE OF 23.53 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 00° 00' 43" WEST A DISTANCE OF 469.99 FEET; THENCE SOUTH 58° 14' 29" EAST A DISTANCE OF 259.99 FEET; THENCE SOUTH 30° 17' 49" WEST A DISTANCE OF 392.97 TO THE TRUE POINT OF BEGINNING AND CONTINUING 56,380 SQUARE FEET MORE OR LESS.

SUBJECT TO A PRIVATE ACCESS EASEMENT 30.00 FEET IN WIDTH LYING ADJACENT TO, PARALLEL WITH AND EASTERLY OF THE FOLLOWING DESCRIBED LINE WITH THE SIDELINE THEREOF BEING LENGTHENED OR SHORTENED AS THE CASE MAY BE TO MEET THE INTERSECTING BOUNDARY LINE.

COMMENCING AT THE MOST WESTERLY CORNER OF AFORESAID PARCEL 2; THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY LINE OF HERRON COVE COURT THROUGH A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 30° 17' 49" W, 45.00 FEET DISTANT WITH A CENTRAL ANGLE OF 30° 18' 56" AND AN ARC LENGTH OF 23.81 FEET AND WHOSE CHORD BEARS N 74° 50' 38" W A DISTANCE OF 23.53 FEET TO THE TRUE POINT OF BEGINNING OF THIS 30.00 FOOT WIDE PRIVATE ACCESS EASEMENT; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 00° 00' 43" WEST A DISTANCE OF 469.99 FEET TO THE TERMINUS POINT OF THIS 30.00 FOOT WIDE PRIVATE ACCESS EASEMENT.

THE BASIS OF BEARING OF THIS DESCRIPTION IS THE NORTHWESTERLY LINE OF PARCEL 2, WHICH BEARS NORTH 30° 17' 49" EAST AS SHOWN ON PARCEL MAP #2 FOR MICHAEL AND MARY JARRETT FILED FOR RECORD IN BOOK 891 AT PAGE 2279 AS DOCUMENT NUMBER 257812, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSE MORE PARTICULARLY DESCRIBED IN THE CERTAIN INSTRUMENT RECORDED JUNE 28, 1991, BOOK 691, PAGE 4933, DOCUMENT NO. 254155, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

TOGETHER WITH AN APPURTENANT 50 FOOT EASEMENT FOR ACCESS UTILITY PURPOSE AS SET FORTH IN THAT CERTAIN EASEMENT DEED EXECUTED BY HUK-SHOT-LTD., RECORDED AUGUST 13, 1985, BOOK 885, PAGE 1296, DOCUMENT NO. 121436, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

FURTHER TOGETHER WITH ALL THOSE CERTAIN ACCESS AND UTILITY EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH ON THE CERTAIN RECORD OF SURVEY OF NEVIS INDUSTRIES, INC., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 51917 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 20, 2009 IN BOOK 1109, PAGE 5031, AS INSTRUMENT NO. 754341.

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.

Eric B. Forstrom and Connie R. Forstrom, CO-Trustees of The Eric and Connie Forstrom Family Trust

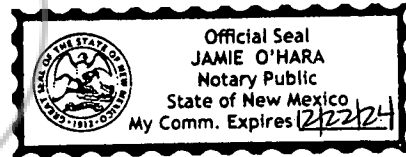
Eric B. Forstrom, Trustee

Connie R. Forstrom, Trustee
Connie R. Forstrom, Trustee

STATE OF ~~NEVADA~~ New Mexico
COUNTY OF ~~DOUGLAS~~ Sandoval) ss.

This instrument was acknowledged before me on 2 June, 2021 by ~~Eric B. Forstrom and Connie R. Forstrom, Trustees.~~

Jamie O'Hara
Notary Public
(My commission expires: 12/22/24)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2626485.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-26-002-024
 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: \$1,300,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,300,000.00
 d) Real Property Transfer Tax Due \$5,070.00

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: _____

Capacity: agent
 Capacity: _____

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

Print Name: Eric B. Forstrom and Connie R. Forstrom,
 Address: 1613 Heron Cove Court
 City: Gardnerville
 State: NV Zip: 89410

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

Douglas James Fudge
 Trustee of The Douglas
 James Fudge Trust dated
 Print Name: September 5,
 Address: P.O. Box 3500
 City: Carson City
 State: NV Zip: 89702

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

Print Name: First American Title Insurance Company File Number: 143-2626485 mk/ mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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