

DOUGLAS COUNTY, NV

2021-969199

RPTT:\$0.00 Rec:\$40.00

06/16/2021 10:20 AM

\$40.00 Pgs=8

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E03

APN # 1319-35-000-009

Escrow # 02103229-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.
1483 US Highway 395 N, Suite B

Gardnerville, NV 89410

Grant Bargain and Sale Deed

(Title on Document)

DOCUMENT NO. 2021-969163 IS BEING RE-RECORDED TO CORRECT THE GRANTORS NAME

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

DOUGLAS COUNTY, NV **2021-969163**
RPTT:\$19500.00 Rec:\$40.00
\$19,540.00 Pgs=6 06/15/2021 03:43 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
IPX 1031 Exchange Intermediary for Mark D. Snyder
IPZ 1031 Exchange. Intermediary for Pierrette H.
Snyder
1103 Azul Way
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2103229-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1319-35-000-009-012
R.P.T.T. \$ 19,500.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That J Lazy^{/J.} Ranch LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Mark D. Snyder and Pierrette H. Snyder, husband and wife, as joint tenants
with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Signature and notary acknowledgement on page two.

WHEN RECORDED MAIL TO:
IPX 1031 Exchange Intermediary for Mark D. Snyder
IPZ 1031 Exchange, Intermediary for Pierrette H.
Snyder
1103 Azul Way
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2103229-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1319-35-000-009-012
R.P.T.T. \$ 19,500.00

SPACE ABOVE FOR RECORDER'S USE ONLY

E-RECORDED *simplifile*

ID: 021-969163

County: DOUGLAS

Date: 6/15/21 Time: 343

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That J Lazy ^{/J.}Ranch LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Mark D. Snyder and Pierrette H. Snyder, husband and wife, as joint tenants
with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Signature and notary acknowledgement on page two.

J Lazy Ranch LLC, a Nevada Limited Liability Company



William D. Kolbe, Managing Member


Sarah Kolbe, Managing Member

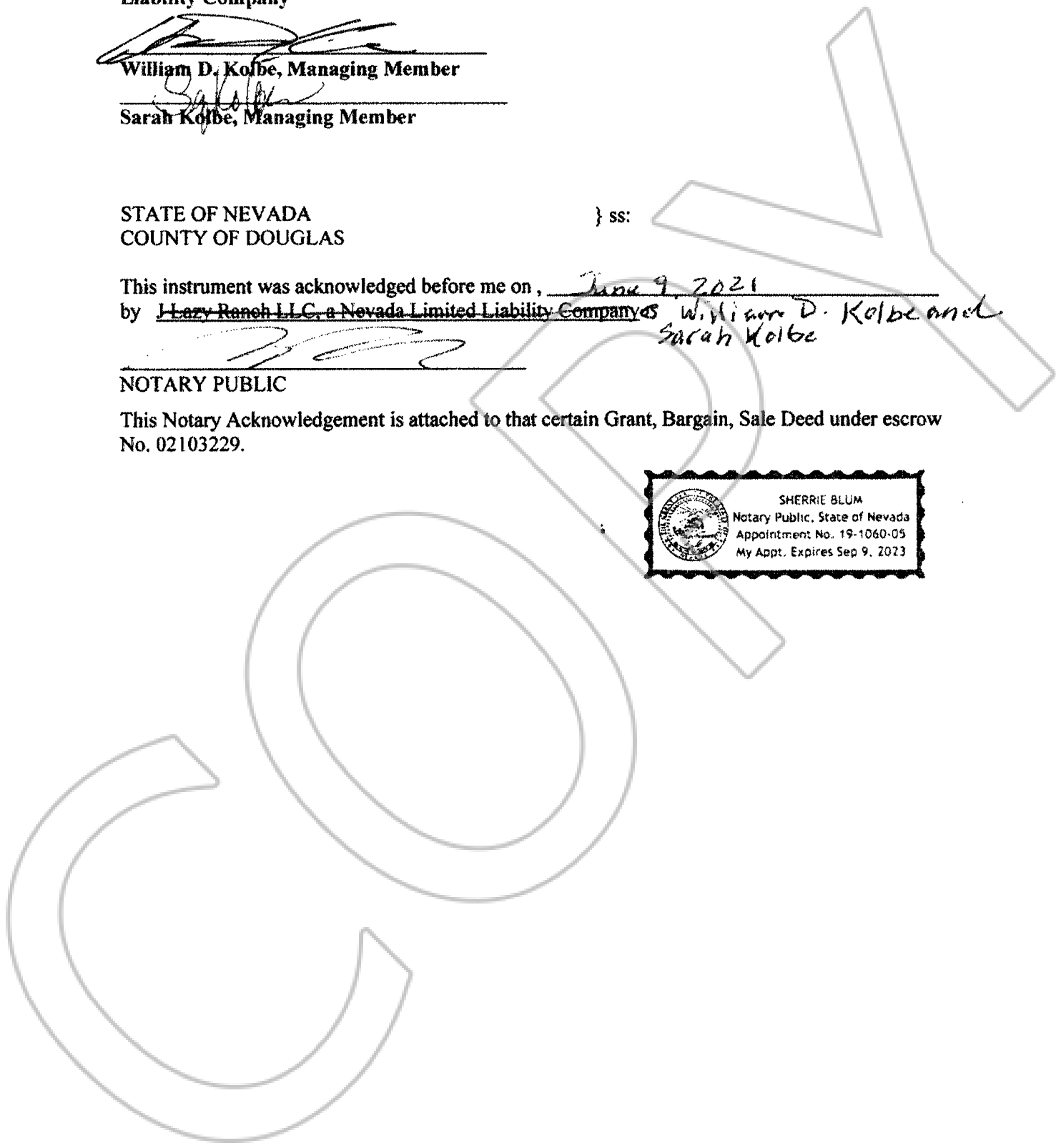
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, June 9, 2021
by J Lazy Ranch LLC, a Nevada Limited Liability Company William D. Kolbe and Sarah Kolbe


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02103229.



**EXHIBIT A
LEGAL DESCRIPTION**

Escrow No.02103229-RLT

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

PARCEL 1:

A parcel of land located within a portion of Section 35, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada.

Commencing at a 1/2 inch rebar with no tag, said point being the center of said Section 2, Township 12 North, Range 19 East, M.D.M., as shown on that Record of Survey to Support a Boundary Line Adjustment for Johnson Family Trust and Lonnie D. Mason recorded on October 19, 1995, in Book 1095, at Page 3134, as Document 373091, Douglas County Records;

thence along the east line of the Northwest quarter of said Section 2 per said Document 373091 North 00°03'15" West, 2647.46 feet to the quarter corner of said Section 2 and 35:

thence along the west line of Parcel 1 as shown on the Land Division Map for H.F. Dangberg Land & Livestock Co., recorded on March 30, 1978, in Book 378, at Page 1914, as Document 19093, Douglas County Records, North 00°03'12" East, 1322.43 feet;

thence continuing along said west line North 00°08'32" East 838.64 feet to the center of the Johnson Slough and the Point of Beginning;

thence along the centerline of said Johnson Slough South 76°03'06" West, 284.25 feet;

thence South 55°29'57" West, 323.00 feet;

thence South 26°39'09" West, 254.86 feet;

thence South 88°07'35" West, 106.21 feet;

thence North 16°19'34" West, 372.20 feet;

thence North 66°05'56" West, 351.31 feet;

thence North 88°43'00" West, 67.72 feet;

thence South 38°18'15" West, 189.87 feet;

thence North 51°53'43" West, 216.79 feet;

thence North 14°31'05" East, 119.09 feet;

thence North 73°19'33" West, 72.92 feet

thence North 45°15'54" West, 38.59 feet;

thence North 27°36'27" East, 123.39 feet;

thence North 34°46'19" West, 58.86 feet;

thence North 76°14'52" West, 88.87 feet;

thence North 68°03'13" West, 160.52 feet;

thence North 41°07'12" West, 148.31 feet;

thence North 87°27'43" West, 312.82 feet;

thence North 39°15'20" West, 163.83 feet;

thence North 87°00'07" West, 161.03 feet;

thence North 76°37'25" West, 103.00 feet;

thence South 89°45'37" West, 42.37 feet to a point on the east line of Parcel Map No. 1 for Floyd D. Allerman, Lucille Allerman & Christine L. Allerman Dawson, recorded on June 20, 1984, in Book, 684, at Page 1986, as Document 102426, Douglas County Records;
thence along said east line of said Parcel map No. 1, Document 102426 North 00°14'35" West, 1113.64 feet to the southwest corner of the property conveyed to Walter Cosser, recorded July 29, 1865, in Book 1, at Page 429 of Patents, Douglas County Records;
thence along the south line of said property North 89°33'41" East, 575.35 feet to a fence post;
thence northeasterly along the Crosser fence described in Deed, dated April 3, 1868, recorded in Book C, at Page 550 of Deeds, Douglas County records, North 71°20'36" East, 625.76 feet to a fence post;
thence continuing along said fence North 70°46'15" east, 674.12 feet to a fence post;
thence continuing along said fence North 70°22'43" east 898.94 feet to a point on the east line of the Northwest quarter of said Section 35;
thence along said east line and also the east line of the Southwest quarter of said Section 35 South 00°08'32" West, 2531.92 feet to the Point of Beginning

APN: 1319-35-000-009

PARCEL 2:

A parcel of land located within a portion of Section 35, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada, described as follows :

Commencing at 1/2 inch rebar with no tag, said point; being the center of Section 2, Township 12 North, Range 19 East, M.D.M., as shown on that Record of Survey to Support a Boundary Line Adjustment for Johnson Family Trust and Lonnie D. Mason recorded on October 19, 1985, in Book 1095, at Page 3134, as Document 373091, Douglas County Records;
thence along the east line of the Northwest quarter of said Section 2 per said Document 373091, North 00°03'15" West, 2647.46 to the quarter corner of said Sections 2 and 35;
thence along the west line of Parcel 1 as shown on the Land Division Map for H.F. Dangberg Land & Livestock Co., recorded March 30, 1978, in Book 378, at Page 1914, as Document 19093, Douglas County Records, North 00°03'12" East, 1322.43 feet; thence along the north line of said Record of Survey, Document 373091, North 89°54'10" West, 1217.65 feet to the Point of Beginning;
thence North 00°14'19" West, 854.17 feet to a point on the centerline of the Johnson Slough;
thence along said centerline North 88°43'00" West 32.76 feet;
thence South 38°18'15" West, 189.87 feet;
thence North 51°53'43" West, 216.79 feet;
thence North 14°31'05" East, 119.09 feet;
thence North 73°19'33" West, 72.92 feet;
thence North 45°15'54" West, 38.59 feet;
thence North 27°36'27" East, 123.39 feet;
thence North 34°46'19" West, 58.86 feet;
thence North 76°14'52" West, 88.87 feet;
thence North 68°03'13" West, 160.52 feet;
thence North 41°07'12" West, 148.31 feet;
thence North 87°27'43" West, 94.34 feet;
thence South 00°14'19" East, 1356.45 feet;
thence along said north line as shown on said Record of Survey Document 373091, South 89°54'10" East, 789.74 feet to the Point of Beginning

APN 1319-35-000-010

PARCEL 3:

A parcel of land located within a portion of Section 35, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a 1/2 inch rebar with no tag, said point being the center of Section 2, Township 12 North, Range 19 East, M.D.M., as shown on that Record of Survey to support a Boundary Line Adjustment for Johnson Family Trust and Lonnie D. Mason as recorded on October 19, 1995, in Book 1095, at Page 3134, as Document 373091, Douglas County Records;

thence along the east line of the Northwest quarter of said Section 2 per said Document 373091 North 00°03'15" West, 2647.46 feet to the quarter corner of said Sections 2 and 35;
thence along the west line of Parcel 1 as shown on the Land Division Map for H.F. Dangberg Land & Livestock Co., recorded on March 30, 1978, in Book 378, at Page 1914, as Document 19093, Douglas County Records;
North 00°03'12" East, 1322.43 feet;
thence along the north line of said Record of Survey, Document 373091, North 89°54'10" West, 2007.39 feet to the Point of Beginning;
thence continuing along said north line North 89°54'10" West 629.25 feet to the southeast corner of a 1.62 acre parcel as shown on the Record of Survey to Accompany Lot Line Adjustment for Daniel R. Hickey, Laurie Hickey and the Johnson Family Trust, recorded July 31, 1991, in Book 791, at Page 5422, as Document 256626, Douglas County Records;
thence along the south line of said 1.62 acre parcel North 89°55'26" West, 780.00 feet .
thence North 45°35'09" East, 126.47 feet;
thence South 71°53'53" East, 59.21 feet;
thence North 70°27'22" East, 88.42 feet;
thence South 89°55'26" East, 549.99 feet;
thence North 00°02'17" West, 1226.70 feet to the northeast corner of Parcel 2 of Parcel Map 1, recorded June 20, 1984, in Book 684, at Page 1986 as Document 102426, Douglas County Records;
thence North 00°14'35" West, 197.28 feet to a point on the center of the Johnson Slough;
thence along said centerline North 89°45'37" East, 42.37 feet;
thence South 76°37'25" East, 103.00 feet;
thence South 87°00'07" East, 161.03 feet;
thence South 39°15'20" East, 163.83 feet;
thence South 87°27'43" East, 218.48 feet;
thence South 00°14'19" East, 1356.45 feet to the Point of Beginning

APN 1319-35-000-011

PARCEL 4:

A parcel of land located within a portion of Section 2, Township 12 North, Range 19 East, and a portion of Section 35, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a 1/2 inch rebar with no tag, said point being the center of said Section. 2, Township 12 North, Range 19 East, M.D.M., as shown on that Record of Survey to support a Boundary Line Adjustment for Johnson Family Trust and Lonnie D. Mason as recorded October 19, 1995, in Book 1095, at Page 3134, as Document 373091, Douglas County Records; thence along the east line of the Northwest quarter of said Section 2 per Document 373091 North 00°03'15" West 58.29 feet to the point on the north line of Mottsville Lane, the Point of Beginning; thence continuing along said east line North 00°03'15" West 2589.17 feet to the quarter corner of said Sections 2 and 35; thence along the west line of parcel 1 as shown on the Land Division Map for H.F. Dangberg Land & Livestock Co., as recorded March 30, 1978, in Book 378, at Page 1914, as Document 19093, Douglas County Records; North 00°03'12" East, 1322.43 feet; thence continuing along said West line North 00°08'32" East, 838.64 feet to the center of the Johnson Slough; thence along the centerline of said Slough South 76°03' 06" West, 284.25 feet; thence South 55°29'57" West, 323.00 feet; thence South 26°39'09" West, 254.86 feet; thence South 88°07'35" West, 106.21 feet; thence North 16°19'34" West, 372.20 feet; thence North 66°05'56" West, 351.31 feet; thence North 88°43'00" West, 34.95 feet; thence leaving said centerline South 00°14'19" East, 854.17 feet to a point on the north line of said Record of Survey, Document 373091; thence along said north line South 89°54' 10" East, 1177.65 feet to the northeast corner of Parcel Map LDA 97-071 for Lonnie D. Mason and Alice J. Eide-Mason, recorded on July 2, 1998, in Book 798, at Page 435, as Document 443521, Douglas County Records; thence along the east line of said Parcel Map, Document 443521 South 00°03'12" West, 1322.46 feet to the southeast corner of said Parcel Map, Document 443521; thence along the east line of a 5.87 acre parcel as shown on Record of Survey Document 373091, South 00°03'15" East, 15.00 feet; thence along said east line South 45°00'22" East, 14.15 feet; thence along said east line South 00°03' 15" East, 1198.84 feet to the southeast corner of said 5.87 acre parcel, thence along said east line of Parcels 1 and 2 as shown on the Record of Survey to Accompany a Lot Line Adjustment for Harold E. Feil, recorded on December 15, 1989, in Book 1289, at Page 1642, as Document 216554, South 00°03' 15" East, 1365.74 feet to an existing fence corner shown on said Record of Survey, said point being on the north line of Mottsville Lane; thence along said north line North 89°16'07" East, 30.00 feet to the Point of Beginning.

APN 1319-35-000-012

Note: Document No. 2018-920958 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1319-35-000-009
 b) 1319-35-000-011
 c) 1319-35-000-010
 d) 1319-35-000-012

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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$ 0
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
)
 Transfer Tax Value \$ 0
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Document # 2021-960163 IS BEING RECORDED TO CORRECT THE GRANTOR'S NAME

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 _____ Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>J Lazy Ranch LLC, a Nevada Limited Liability Company</u>	Print Name: <u>Mark D. Snyder, ETAL</u>
Address: <u>PO BOX 1240</u> <u>Minden, NV 89423</u> City, State, Zip	Address: <u>1103 Azul Way</u> <u>Gardnerville, NV 89460</u> City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 2103229-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410