

A.P.N.: 1220-11-001-044
File No: 143-2626954 (mk)
R.P.T.T.: \$877.50

DOUGLAS COUNTY, NV
RPTT:\$877.50 Rec:\$40.00
\$917.50 Pgs=3 06/21/2021 01:49 PM
2021-969438
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Gary F. Derner and Diane R. Derner
P.O. Box 574
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

D. Gerald Bing Jr., Trustee of the D. Gerald Bing Jr., Trust dated January 17, 2000

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

Gary F. Derner and Diane R. Derner, husband and wife as joint tenants as to an undivided 22% interest and George Derner, a married man as his sole and separate property as to an undivided 78% interest

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

THAT PORTION OF THE NORTH ½ OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M. IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF THE AMENDED FINAL MAP LDA 11-001 FOR OLD SAWMILL INDUSTRIAL PARK RECORDED IN BOOK 611 AT PAGE 6536 AS DOCUMENT NO. 785794 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 1, NORTH 89°03'03" WEST, 456.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°49'27" WEST, 480.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TIMBER COURT;

THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 89°06'42" WEST, 159.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 35°30'33" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°37'15" AN ARC DISTANCE OF 10.13 FEET;

THENCE NORTH 00°49'27" EAST, 475.81 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE EASTERLY ALONG SAID NORTHERLY LINE SOUTH 89°03'03" EAST, 176.50 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL WAS PREVIOUSLY SHOWN AS LOT 3 ON THAT CERTAIN RECORD OF SURVEY #1 FOR OLD SAWMILL INDUSTRIAL PARK, LLC, WHICH WAS RECORDED IN BOOK 509 AT PAGE 5305 AS DOCUMENT NO. 743581 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY.

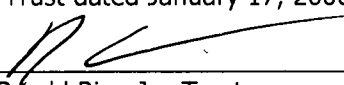
NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DEED RECORDED JUNE 26, 2018 AS INSTRUMENT NO. 2018-916063 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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

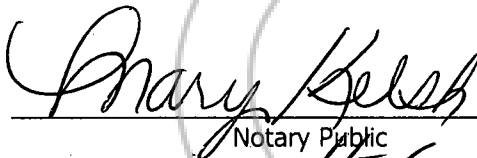
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

D. Gerald Bing Jr., Trustee of the D. Gerald Bing Jr., Trust dated January 17, 2000


_____)
D. Gerald Bing Jr., Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on June 11, 2021 by **D. Gerald Bing Jr., Trustee of the D. Gerald Bing Jr., Trust dated January 17, 2.**



Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2626954.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-11-001-044
 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: \$225,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$225,000.00
 d) Real Property Transfer Tax Due \$877.50

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
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 D. Gerald Bing Jr., Trustee of the
 D. Gerald Bing Jr., Trust dated
 Print Name: January 17, 2
 Address: P.O. Box 487
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Gary F. Derner and Diane
 R. Derner and George
 Print Name: Derner
 Address: P.O. Box 574
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2626954 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)