

DOUGLAS COUNTY, NV **2021-970029**
RPTT:\$42900.00 Rec:\$40.00
\$42,940.00 Pgs=3 **06/29/2021 03:46 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1418-22-510-002
File No: 121-2626288 (nmp)
R.P.T.T.: \$42,900.00

When Recorded Mail To: Mail Tax Statements To:
The 2007 Tanner Family Trust
1904 Calle De Los Alamos
San Clemente, CA 92672

GRANT, BARGAIN and SALE DEED

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

Robert L. Hixson, Jr., a married man as his sole and separate property

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

Troy R. Tanner and Desiree M. Tanner, Trustees of The 2007 Tanner Family Trust, dated June 13, 2007

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

PARCEL 1:

LOT 2, AS SHOWN ON THE MAP OF CEDARBROOK SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 2, 1964 AS DOCUMENT NO. 26463.

PARCEL 2:

ALL THAT REAL PROPERTY SITUATE IN PARCEL 1 AND PARCEL 2, SECTION 22, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, AS SHOWN ON THE PLAT OF CEDARBROOK SUBDIVISION, FILED FOR RECORD ON NOVEMBER 2, 1964, DOCUMENT 26463; THENCE NORTH 68° 22' 58" WEST 32.0 FEET, MORE OR LESS, TO A POINT ON THE APPROXIMATE LOW WATER LINE OF LAKE TAHOE AT AN ELEVATION OF 6,223.0, LAKE TAHOE DATUM; THENCE ALONG THE LOW WATER LINE THE FOLLOWING COURSES: NORTH 05° 37' 00" EAST 22.00 FEET, NORTH 54° 23' 00" WEST 14.00 FEET, NORTH 15° 37' 00" EAST 42.00 FEET, NORTH 36° 37' 00" EAST 39.00 FEET, SOUTH 88° 23' 00" EAST 12.00 FEET, AND NORTH 23° 37' 00" EAST 46.98 FEET, THENCE SOUTH 67° 26' 27" EAST 12.6 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 16° 53' 00" WEST 28.33 FEET; THENCE SOUTH 29° 26' 00" WEST 66.00 FEET; THENCE SOUTH 02° 17' 00" EAST

66.94 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES OVER AND ACROSS LOT 3 OF CEDARBROOK SUBDIVISION AS GRANTED BY DOCUMENT RECORDED NOVEMBER 27, 1989 IN BOOK 1189, PAGE 3221 AS DOCUMENT NO. 215425.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED IN INSTRUMENT NO. 2020-948088.

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.

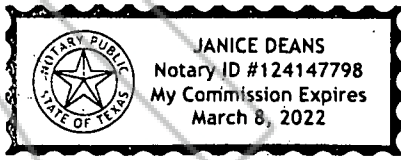
R L Hixson Jr.

Robert L. Hixson Jr.

STATE OF ~~NEVADA~~ Texas)
COUNTY OF ~~WASHOE~~ Dallas) ss.

This instrument was acknowledged before me on June 23, 2021 by **Robert L. Hixson, Jr.**

Janice Deans
Notary Public
(My commission expires: 3/8/2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 121-2626288.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1418-22-510-002
 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: \$11,000,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$11,000,000.00
 d) Real Property Transfer Tax Due \$42,900.00

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: [Handwritten Signature]
 Signature: _____

Capacity: Grantor
 Capacity: _____

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

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

Print Name: Robert L. Hixson, Jr.
 Address: Dove 916028
 City: Dallas Tx
 State: Tx Zip: 75381

Print Name: The 2007 Tanner Family Trust
 Address: 1904 Calle De los Arroyos
 City: San Clemente
 State: CA Zip: 92672

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

First American Title Insurance
 Print Name: Company
 Address 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2626288 nmp/ nmp
 State: NV Zip: 89511-2043