

DOUGLAS COUNTY, NV
RPTT:\$3646.50 Rec:\$40.00
\$3,686.50 Pgs=3 07/13/2021 01:27 PM
2021-970767
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1318-24-403-005
File No: 143-2614666 (et)
R.P.T.T.: \$3,646.50

When Recorded Mail To: Mail Tax Statements To:
Patrick Ehsan and Debbie Ehsan
759 Pradera Way
San Ramon, CA 94583

GRANT, BARGAIN and SALE DEED

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

Joel David Lentz, an unmarried man

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

Pat Ehsan, also known as, Patrick Ehsan and Debbie Ehsan, husband and wife as joint tenants with right of survivorship

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

A PARCEL OF LAND BEING A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4, SECTION 24, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25, AND 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M.; THENCE EASTERLY ALONG THE SECTION LINE COMMON TO SECTIONS 24 AND 25, N 89° 42' 25" E, 329.30' TO A POINT ON SAID SECTION LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SECTION LINE N 00° 07' 00" W, 180.95' TO A POINT ON THE NORTHERLY LINE OF AN ACCESS AND UTILITY EASEMENT LYING ON THE HEREIN DESCRIBED PARCEL, THENCE ALONG THE NORTHERLY LINE OF SAID EASEMENT S 62° 36' 52" E, 99.85' TO A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 22° 41' 00" AND A RADIUS OF 160.00 FT.; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 63.34'; THENCE TANGENT TO SAID CURVE S 39° 55' 52" E, 42.33'; THENCE LEAVING SAID EASEMENT 00° 05' 10" E, 62.34' TO A POINT ON THE AFOREMENTIONED SECTION LINE; THEN 89° 42' 25" W, 164.65' TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN PALISADES DRIVE, AS IT NOW EXISTS.

REFERENCE IS HEREBY MADE TO RECORD OF SURVEY FOR GEORGE BROTHERTON, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON AUGUST 9, 1974,

IN BOOK 874, PAGE 309, DOCUMENT NO. 74685, OFFICIAL RECORDS OF DOUGLAS COUNTY.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 12, 2018 AS INSTRUMENT NO. 2018-909105, OF OFFICIAL RECORDS OF 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

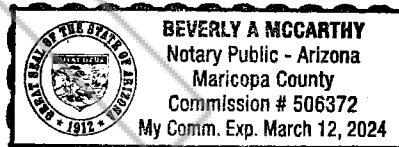
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


Joel David Lentz

STATE OF ~~NEVADA~~ ^{BAM} *Arizona*)
COUNTY OF ~~DOUGLAS~~ ^{BAM} *Maricopa* : SS.

This instrument was acknowledged before me on July 7, 2021 by **Joel David Lentz.**


Notary Public
(My commission expires: 3.12.2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2614666.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-24-403-005
 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: \$935,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$935,000.00
 d) Real Property Transfer Tax Due \$3,646.50

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]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

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

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

Print Name: Joel David Lentz
 Address: 64 North Vineyard Lane
 City: Litchfield Park
 State: AZ Zip: 85340

Print Name: Patrick Ehsan and Debbie Ehsan
 Address: 759 Pradera Way
 City: San Ramon
 State: CA Zip: 94583

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: 143-2614666 et/ et
 State: NV Zip: 89423

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