

DOUGLAS COUNTY, NV **2021-971457**
RPTT:\$6626.10 Rec:\$40.00
\$6,666.10 Pgs=3 **07/26/2021 03:13 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Teak Holdings, LLC
2246 Park Place #B
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2104220-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.: 1220-03-412-018
R.P.T.T. \$6,626.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Dianne Edmonds Trustee of the Edmonds Family Trust,
Dated February 26, 1993.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Teak Holdings, LLC, a Nevada Limited Liability Company

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.

Dianne Edmonds Trustee of the
Edmonds Family Trust, Dated February
26, 1993.

Dianne Edmonds
Dianne Edmonds, Trustee

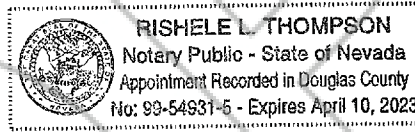
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 7/20/2021
by Dianne Edmonds Trustee of the Edmonds Family Trust, Dated February 26, 1993.

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02104220.



Escrow No. 2104220-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1

Lots 2 and 3, Block B, as shown on the final map of SOUTHGATE SERVICE PARK TWO (an Industrial Subdivision), filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 2, 1992, in Book 492, Page 182, as Document No. 274729, Reference is further made to Lot Consolidation, recorded June 25, 1997, in Book 697, Page 5197, as Document No. 415944, Official Records of Douglas County, State of Nevada

PARCEL 2

A non-exclusive easement for ingress and egress as shown in Documents Recorded July 30, 1990, in Book 790, Page 4348, as Document No. 231288 and Book 790, Page 4351, as Document No 231289. and by Document amending easement Recorded, August 13, 1990, in Book 890, Page 1913, as Document No. 232249

PARCEL3

Together with and excepting therefrom a Driveway Easement as set forth in Declaration of Covenants, Conditions and Restrictions being a Driveway Easement recorded June 25, 1997 In Book 697, Page 5204, as Document No. 415945

APN: 1220-03-412-018

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-03-412-018
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land
 b. Condo/Twnhse
 c. Apt. Bldg
 d. Agricultural
 e. Other _____
 f. Single Fam. Res.
 g. 2-4 Plex
 h. Comm'l/Ind'l
 i. Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 1,699,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,699,000.00
 d. Real Property Transfer Tax Due: \$ 6,626.10

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 Dianne Edmonds Capacity Grantor
 Signature _____ Capacity _____

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

Print Name: DIANNE EDMONDS, Trustee
 Address: 1080 KINGSTON LANE
 City: GARDNERVILLE, NV
 State: Zip: 89460

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

Print Name: Teak Holdings, LLC
 Address: 2246 PAULINE #B
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02104220-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED