

DOUGLAS COUNTY, NV **2021-973393**
RPTT:\$4680.00 Rec:\$40.00
\$4,720.00 Pgs=4 **08/31/2021 04:01 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-32-101-008
R.P.T.T.: \$4,680.00
Escrow No.: 21019827-COM
Title No.: 21019827-COM
When Recorded Return To:
1802 North Carson Street LLC, a Nevada
limited liability company
1894 E Williams Street Ste 4 Box 484
Carson City, NV 89706

Mail Tax Statements to:
1802 North Carson Street LLC, a Nevada
limited liability company
1894 E Williams Street Ste 4 Box 484
Carson City, NV 89706

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael Steven Alexander, Trustee under The Francene G. Mertins Trust, Dated July 25, 1996

do(es) hereby Grant, Bargain, Sell and Convey to

1802 North Carson Street LLC, a Nevada limited liability company

all that real property situated in the County of Douglas , State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 26 day of August, 2021.

The Francene G. Mertins Trust Dated July 25, 1996

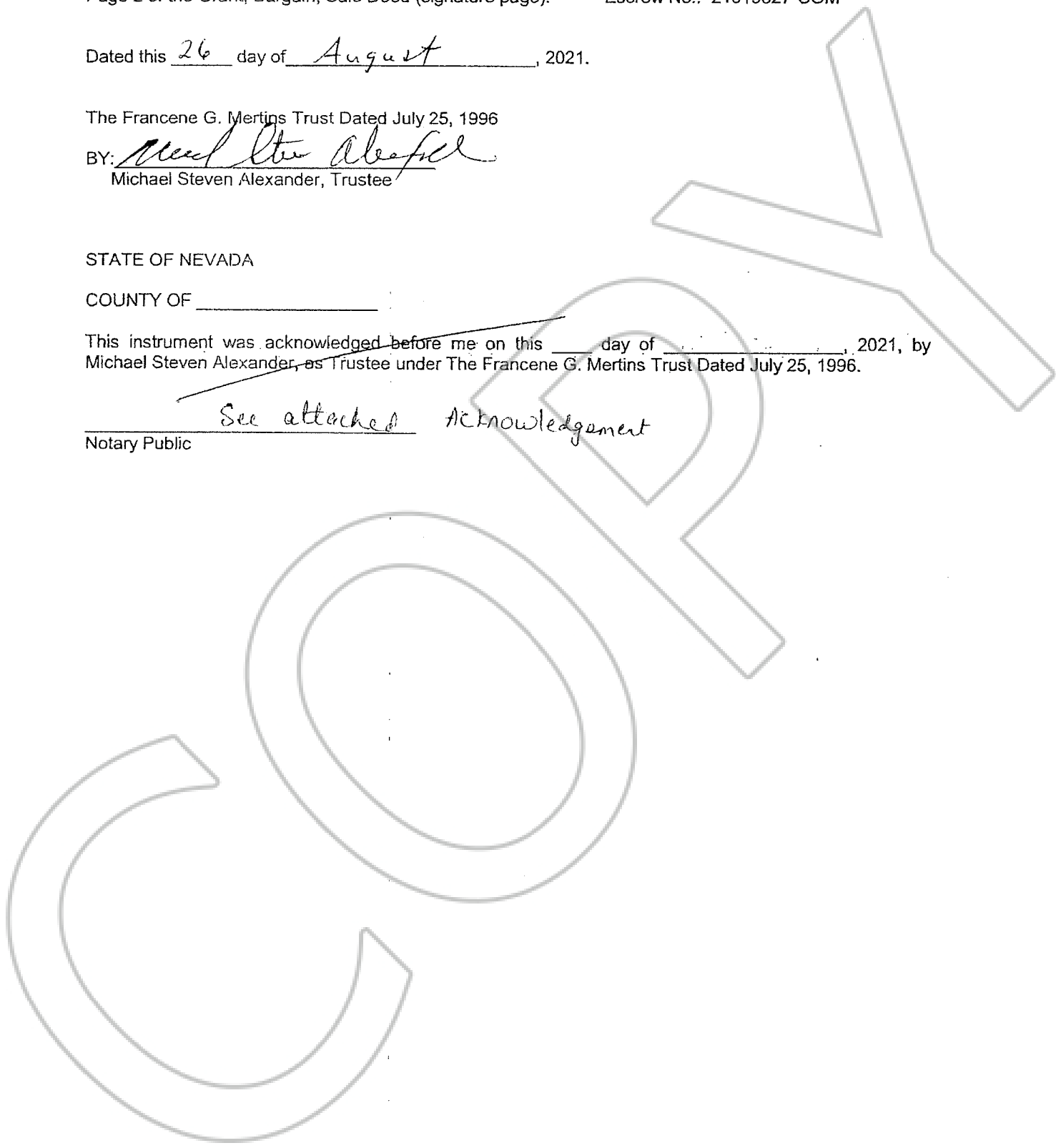
BY: *Michael Steven Alexander*
Michael Steven Alexander, Trustee

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2021, by Michael Steven Alexander, as Trustee under The Francene G. Mertins Trust Dated July 25, 1996.

See attached Acknowledgement
Notary Public



CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Santa Clara)

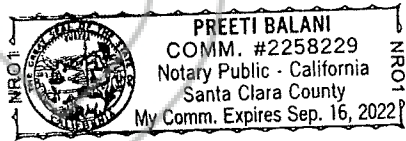
On August 26th, 2021 before me, Preeti Balani, Notary Public,
(here insert name and title of the officer)

personally appeared Michael Steven Alexander

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Preeti

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Grant, Bargain, Sale Deed

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-Fact
 Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer(s) Signer(s) Thumbprint(s)

EXHIBIT A

Parcel 1:

A parcel of land located on the Easterly side of U.S. Highway 395 (Railroad Avenue), in Minden and being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada and described as follows:

Commencing at the Easterly $\frac{1}{4}$ corner of Section 32, Township 13 North, Range 20 East; thence North $55^{\circ}01'20''$ West 3310.76 feet to a point on the Easterly line of the right of way of Highway 395; said point being the True Point of Beginning; thence North $31^{\circ}22'$ West 100 feet; thence North $58^{\circ}38'$ East 142.00 feet; thence South $31^{\circ}22'$ East 100 feet; thence South $58^{\circ}38'$ West 142.00 feet to the True Point of Beginning.

Parcel 2:

A parcel of land located on the Easterly side of U.S. Highway 395 (Railroad Avenue), in Minden and being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada and described as follows:

Commencing at the East $\frac{1}{4}$ corner of Section 32, Township 13 North, Range 20 East; thence North $55^{\circ}44'11''$ West 3219.38 feet to a point on the Easterly line of the right of way of U.S. Highway 395; said point being the Point of Beginning; thence North $31^{\circ}22'$ West 100 feet; thence North $58^{\circ}38'$ East 142.00 feet; thence south $31^{\circ}22'$ East 100 feet; thence South $48^{\circ}38'$ West 142.00 feet to the True Point of Beginning.

NOTE: The above metes and bounds description appeared previously in document recorded December 23, 1996, in Book 1296, page 3674, Document No. 403420, Official Records of Douglas County, Nevada.

APN: 1320-32-101-008

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-32-101-008
 b) _____
 c) _____
 d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,200,000.00
 d. Real Property Transfer Tax Due: \$4,680.00
 4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

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

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

Michael Steven Alexander, Trustee under
 The Francene G. Mertins Trust Dated
 Print Name: July 25, 1996
 Address: 45 Kai Ma Dr E 287
 City: Lakeview
 State: HI Zip: 96761

1802 North Carson Street LLC, a
 Nevada limited liability company
 Print Name: _____
 Address: 1894 E William St Ste 4 Box 484
 City: Carson City
 State: NV Zip: 89706

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21019827-COM
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED