

DOUGLAS COUNTY, NV

**2021-974013**

RPTT:\$241.80 Rec:\$40.00

\$281.80 Pgs=7

09/15/2021 12:30 PM

SIGNATURE TITLE - MINDEN

KAREN ELLISON, RECORDER

**A.P.N.: 1022-15-001-126**

**RECORDING REQUESTED BY:**

**Signature Title Company LLC  
1664 Highway 395 Suite 105  
Minden, NV 89423**

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

**Temple Curtis Industries, LLC, a Nevada limited  
liability company  
3870 Topaz Ranch Dr  
Wellington, NV 89444**

**Escrow No.: 710033-NF**

RPTT \$241.80

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Steven H. Carter and Leslie J. Carter, Trustees of the Carter 2007 Revocable Trust, under instrument dated May 31, 2007 as to an undivided 1/3% interest and Lawrence A. Carter and Robin M. Carter, Trustees of the Carter 2007 Revocable Trust, under instrument dated May 29, 2007 as to an undivided 1/3% interest and Janis M. Redden, Trustee of the Redden Family Trust dated April 18, 2007 as to an undivided 1/3% interest**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Temple Curtis Industries, LLC, a Nevada limited liability company**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

**THIS DOCUMENT SIGNED IN COUNTERPART AND TO BE DEEMED AS ONE**

Steven H. Carter and Leslie J. Carter, Trustees of the Carter 2007 Revocable Trust, under instrument dated May 31, 2007

Steven H. Carter Trustee  
By: Steven H. Carter, Trustee

Leslie J. Carter Trustee  
By: Leslie J. Carter, Trustee

Lawrence A. Carter and Robin M. Carter, Trustees of the Carter 2007 Revocable Trust, under instrument dated May 29, 2007

\_\_\_\_\_  
By: Lawrence A. Carter, Trustee

\_\_\_\_\_  
By: Robin M. Carter, Trustee

Janis M. Redden, Trustee of the Redden Family Trust dated April 18, 2007

\_\_\_\_\_  
By: Janis M. Redden, Trustee

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

} ss:

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

\_\_\_\_\_  
Notary Public (seal)

**SEE ATTACHED  
Notarial Certificate**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Tuolumne }

On September 10, before me, Haylee Johnson / Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Steven H. Carter and  
*Name(s) of Signer(s)*

Leslie J. Carter  
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 Haylee Johnson  
*Signature of Notary Public*

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: Grant, Bargain, Sale Deed  
Document Date: 09/10/2021 Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

Steven H. Carter and Leslie J. Carter, Trustees of the Carter 2007 Revocable Trust, under instrument dated May 31, 2007

\_\_\_\_\_  
By: Steven H. Carter, Trustee

\_\_\_\_\_  
By: Leslie J. Carter, Trustee

Lawrence A. Carter and Robin M. Carter, Trustees of the Carter 2007 Revocable Trust, under instrument dated May 29, 2007

*Lawrence A. Carter*  
By: Lawrence A. Carter, Trustee

*Robin M. Carter*  
By: Robin M. Carter, Trustee

Janis M. Redden, Trustee of the Redden Family Trust dated April 18, 2007

\_\_\_\_\_  
By: Janis M. Redden, Trustee

STATE OF  
COUNTY OF

} ss:

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

\_\_\_\_\_  
Notary Public (seal)

**SEE ATTACHED  
Notarial Certificate**

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California }  
County of Tuolumne

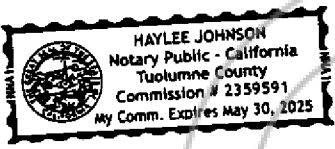
On September 11, 2021 before me, Haylee Johnson / Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Lawrence A. Carter and Robin M. Carter  
*Name(s) of Signer(s)*

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 Haylee Johnson  
*Signature of Notary Public*

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain Deed

Document Date: 09/11/2021 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Steven H. Carter and Leslie J. Carter, Trustees of the Carter 2007 Revocable Trust, under instrument dated May 31, 2007

\_\_\_\_\_  
By: Steven H. Carter, Trustee

\_\_\_\_\_  
By: Leslie J. Carter, Trustee

Lawrence A. Carter and Robin M. Carter, Trustees of the Carter 2007 Revocable Trust, under instrument dated May 29, 2007

\_\_\_\_\_  
By: Lawrence A. Carter, Trustee

\_\_\_\_\_  
By: Robin M. Carter, Trustee

Janis M. Redden, Trustee of the Redden Family Trust dated April 18, 2007

Janis M. Redden  
By: Janis M. Redden, Trustee

STATE OF NEVADA } ss:  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 09/14/2021

by JANIS M. REDDEN

N. Frey (seal)  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

#### Parcel 1:

A parcel of land lying entirely within Parcel "A", as shown on the Official Plat, Topaz Ranch Estates Unit No. 4, as filed for record in the office of the County Recorder of Douglas County, Nevada, being more particularly described as follows:

Commencing at the Southeast corner of Lot 33, Block "H", of Topaz Ranch Estates Unit No. 4, and proceeding thence along the West side of Albite Way, South  $12^{\circ}23'37''$  East 281.90 feet to the beginning of a curve to the right, the tangent of which bears the last described course; thence along said curve having a central angle of  $84^{\circ}58'28''$ , a radius of 20.00 feet through an arc length of 29.66 feet to a point on the Northerly side of a 60-foot wide roadway; thence along said Northerly line; South  $72^{\circ}34'51''$  West 272.80 feet to the true point of beginning thence continuing along said Northerly Line, South  $72^{\circ}34'51''$  West 132.51 feet; thence leaving said Northerly line and proceeding North  $12^{\circ}23'37''$  West 337.33 feet to a point on the Southerly line of said Block H; thence along said Southerly line, North  $77^{\circ}36'23''$  East 132.00 feet; thence leaving said line and proceeding South  $12^{\circ}23'37''$  East 325.72 feet to the true point of beginning.

#### Parcel 2:

A non-exclusive easement for roadway purposes and public utilities over the 60 foot wide roadway described as follows:

Commencing at the Southeast corner of Lot 33, Block H, of said subdivision and proceeding thence along the Westerly line of Albite Road, South  $12^{\circ}23'37''$  East 281.90 feet to the true point of beginning, said point being the beginning of a curve to the right, the tangent of which bears the last described course; thence along said curve having a central angle of  $84^{\circ}58'28''$ , a radius of 20.00 feet through an arc length of 29.66 feet to a point on the Northerly line of said 60-foot roadway; thence along said Northerly line South  $72^{\circ}34'51''$  West 525.21 feet to the beginning of a curve to the right, the tangent of which bears the last described course; thence along said curve having a central angle of  $44^{\circ}24'55''$ , a radius of 20.00 feet through an arc length of 15.50 feet to a point on reverse curvature; thence along said curve being a cul-de-sac, having a central angle of  $268^{\circ}49'50''$ , a radius of 50.00 feet through an arc length of 234.60 feet to a point of reverse curvature; thence along said curve to the right, having a central angle of  $44^{\circ}24'55''$ , a radius of 20.00 feet through an arc length of 15.50 feet to a point on the Southerly line of said 60-foot roadway; thence along said Southerly line North  $72^{\circ}34'51''$  East 516.42 feet to the beginning of a curve to the right, the tangent of which bears the last described course; thence along said curve having a central angle of  $93^{\circ}01'32''$ , a radius of 20.00 feet through an arc length of 33.17 feet to a point on the Westerly line of Albite Road, thence along said Westerly Line North  $12^{\circ}23'37''$  West 100.38 feet to the TRUE POINT OF BEGINNING.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED July 2, 1992 AS INSTRUMENT NO. 282534.

APN: 1022-15-001-126

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1022-15-001-126
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam. Res.
- 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**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$62,000.00  
Transfer Tax Value \$62,000.00  
Real Property Transfer Tax Due: \$241.80

**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 %**

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 Steven H. Carter, Trustee By: Steven H. Carter, Trustee

Signature \_\_\_\_\_ By: Adam Temple, Managing Member

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Steven H. Carter and Leslie J. Carter, Trustees of the Carter 2007 Revocable Trust, under instrument dated May 31, 2007, Lawrence A Carter and Robin M Carter Trustees of the Carter 2007 Revocable Trust, under instrument dated May 29, 2007, Janis M Redden, Trustee of the Redden Family Trust dated April 18, 2007

Address: 18300 Windsong Lane  
Sonora, CA 95370

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Temple Curtis Industries, LLC, a Nevada limited liability company

Address: 3870 Topaz Ranch Dr  
Wellington, NV 89444

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

Print Name: Signature Title Company LLC Escrow #: 710033-NF  
Address: 1664 Highway 395 Suite 105, Minden, NV 89423

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**