

A.P.N. No.:	1419-10-001-035
R.P.T.T.:	Exempt 7
Escrow No.:	100712
Recording Requested By: Landmark Title Assurance Agency of Nevada, LLC	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
Deborah Falcon, Trustee of the Deborah Donoghue Trust dated October 6, 2011 and Eddie Falcon	
2926 Calle Gaucho	
San Clemente, CA 92673	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: **Deborah Falcon, Trustee of the Deborah Donoghue Trust dated October 6, 2011**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to: **Deborah Falcon, Trustee of the Deborah Donoghue Trust dated October 6, 2011 and Eddie Falcon, a married man as his sole and separate property**

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

SEE EXHIBIT 'A' LEGAL DESCRIPTION  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to: 

1. Taxes for the current fiscal year, paid current
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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



# CALIFORNIA ALL-PURPOSE 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.

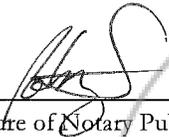
State of California

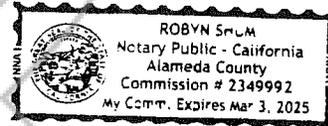
County of Alameda

On 09/20/2021 before me, Robyn Shum, Notary Public, personally appeared Deborah Falcon

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 of Notary Public



(Notary Seal)

## OPTIONAL INFORMATION

*The acknowledgment contained within this document is in accordance with California law. Any certificate of acknowledgement performed within the State of California shall use the preceding wording pursuant to Civil Code section 1189. An acknowledgment cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. In addition, the correct notarial wording can only be signed and sealed by a notary public. The seal and signature cannot be affixed to a document without the correct notarial wording.*

## DESCRIPTION OF ATTACHED DOCUMENT

Grant, Bargain, Sale Deed  
(Title of document)  
Number of Pages \_\_\_\_\_ (Including acknowledgment)  
Document Date \_\_\_\_\_  
\_\_\_\_\_

## CAPACITY CLAIMED BY SIGNER

\_\_\_\_\_ Individual  
\_\_\_\_\_ Corporate Officer  
\_\_\_\_\_ Partner  
\_\_\_\_\_ Attorney-In-Fact  
\_\_\_\_\_ Trustee  
\_\_\_\_\_ Other: \_\_\_\_\_

**Exhibit "A"**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBES A PARCEL OF LAND SITUATE WITHIN A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW 1/4 NW 1/4) OF SECTION TEN (10), TOWNSHIP FOURTEEN (14) NORTH, RANGE NINETEEN (19) EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 AS SHOWN ON THE "CLEAR CREEK TAHOE - PHASE 1A & 1B", DOCUMENT NO, 2016-890939 RECORDED NOVEMBER 18, 2016 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, MARKED BY A 5.8" REBAR WITH PLASTIC CAP STAMPED "PLS 17044";

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 18, NORTH 00° 47' 22" WEST, 155.02 FEET;

THENCE, DEPARTING SAID WESTERLY LINE, ALONG THE NORTHERLY LINE OF SAID LOT 18, NORTH 59° 34' 38" EAST, 247.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 59° 34' 38" EAST, A RADIAL DISTANCE OF 55.00 FEET;

THENCE, CONTINUING ALONG SAID NORTHERLY LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53° 26' 07", A DISTANCE OF 51.29 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 58° 14' 19";

THENCE, DEPARTING SAID NORTHERLY LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.41 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 177.50 FEET AND CENTRAL ANGLE OF 35° 39' 07";

THENCE, SOUTHERLY ALONG THE ARC IF SAID CURVE, A DISTANCE OF 110.45 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 64° 55' 03" THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.33 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 36° 20' 40";

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.89 FEET; THENCE, SOUTH 38° 36' 20" WEST, 116.34 FEET TO A POINT TO THE SOUTHERLY LINE OF SAID LOT 18; THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89° 12' 38" WEST, 168.08 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: NORTH 89° 12' 38" EAST BETWEEN THE WEST 1/4 CORNER AND THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON MAP OF DIVISION INTO LARGE PARCELS DOCUMENT NO. 484935.

PURSUANT TO THE NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED DECEMBER 14, 2018 AS DOCUMENT NO., 2018-923627 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

[kellison@co.douglas.nv.us](mailto:kellison@co.douglas.nv.us)

(775) 782-9027

**LEGIBILITY NOTICE**

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

\_\_\_\_\_  
Signature

9/23/2021

\_\_\_\_\_  
Date

Jordyn Tom

\_\_\_\_\_  
Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Main phone (775) 782-9025 - FAX (775) 783-6413



**BUYER:**

**The Deborah Donoghue Trust dated October 6, 2011**

By: Deborah Falcon  
**Deborah Falcon, Trustee**

Eddie L. Falcon  
**Eddie Falcon**

Capacity:

Grantee \_\_\_\_\_

Capacity:

Grantee \_\_\_\_\_

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

Print Name: The Deborah Donoghue Trust dated  
October 6, 2011

Address: 2926 Calle Gaucho

City: San Clemente

State: CA

Zip: 92673

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

Print Name:  
Deborah Falcon, Trustee of the Deborah Donoghue  
Trust dated October 6, 2011 and Eddie Falcon

Address: 2926 Calle Gaucho

City: San Clemente

State: CA

Zip: 92673

**COMPANY/PERSON REQUESTING RECORDING**

Print Name: \_\_\_\_\_ Landmark Title Assurance Agency of \_\_\_\_\_ Escrow # 100712  
Address: 10000 W. Charleston Blvd., Suite 135  
City: Las Vegas State: NV Zip: 89135  
**(required if not seller or buyer)**

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