

APN: 1320-32-716-005  
Escrow No: 21005720-201-KFT  
R.P.T.T: ~~EXEMPT#~~: 988,50

Recording Requested By: Stewart Title Company  
Mail Tax Statements To: *Same as below*  
When Recorded Mail To:

Joel Hay Nevada Properties, LLC  
*1362 US Hwy 395, Ste 102 #405  
Gardnerville, NV 89410*

*1305108*

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Joel Hay IRA, LLC, a Nevada Limited Liability Company does hereby Grant, Bargain, Sell and Convey to Joel Hay Nevada Properties, LLC, a Nevada Limited Liability Company

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

**For Legal Description, See Attached Exhibit "A", attached hereto and made a part hereof.**

SUBJECT TO:

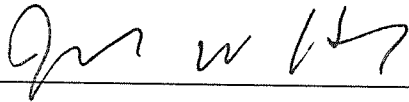
1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

**See page 2 for signature of Grantor(s) and Notary Acknowledgment**

Escrow No. 21005720-201-KFT  
Grant, Bargain, Sale Deed...Continued

Joel Hay IRA, LLC



Joel Hay, Managing Member

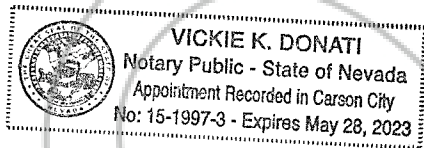
State of Nevada

County of Washoe } ss  
Douglas }

This instrument was acknowledged before me on September 30, 2021

by: Joel Hay, Managing Member of Joel Hay IRA LLC

Signature:   
Notary Public



## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

All that certain lot, piece portion or parcel of land, being and situate within the Southeast 1/4 of Section 32, Township 13, North, Range 20 East, M.D.B.&M., and more particularly described as follows:

At that portion of Lots 4, 5 and 6, as shown on the map of Springlane, a Planned Unit Development filed for record October 8, 1987, in Book 1087, Page 1066, as Document No. 163997, Official Records of Douglas County, Nevada and more particularly described as follows:

Lot 5, as shown on said map,

EXCEPTING THEREFROM area 5-A, which is all that portion of Lot 5 described as follows:

Commencing at the Northwest corner of said Lot 5, as shown on aforesaid map which point is the True Point of Beginning; thence South 89°42'48" East along the North line of said Lot 5, a distance of 4.06 feet; thence leaving said North line South 10°00'00" West, a distance of 54.14 feet; thence North 60°01'22" West, a distance of 4.26 feet; thence North 10°00'00" East a distance of 52.00 feet to the True Point of Beginning.

FURTHER EXCEPTING THEREFROM area 5-B which is all that portion of Lot 5, described as follows:

Commencing at the Northwest corner of said Lot 5, as shown on aforesaid map; thence South 89°42'48" East along the North line of said lot, a distance of 41.00 feet to the Northeast corner of said lot; thence along the East line of said lot the following courses and distances South 17°00'00" West, a distance of 54.00 feet; thence South 23°01'30" East a distance of 12.21 feet; thence South 57°00'00" East, a distance of 2.00 feet to the True Point of Beginning; thence South 57° 0'00" East, a distance of 4.00 feet; thence South 33°00'00" West a distance of 25.00 feet to the South line of said Lot 5; thence North 57°00'00" West along said South line a distance of 4.00 feet; thence leaving said South line North 33°00'00" East a distance of 25.00 feet to the True Point of Beginning

TOGETHER WITH area 6-A which is all that portion of Lot 6 described as follows:

Commencing at the Northwest corner of said Lot 6, as shown on aforesaid map which point is the True Point of Beginning; thence South 89°42'48" East along the North line of said Lot 6, a distance of 4.18 feet; thence leaving said North line South 17°00'00" West a distance of 59.96 feet; thence North 23°01'30" West, a distance of 6.21 feet; thence North 17°00'00" East a distance of 54.00 feet to the True Point of Beginning.

AND TOGETHER WITH area 4-B which is all that portion of said Lot 4, described as follows:

Commencing at the Northwest corner of said lot as shown on aforesaid map; thence South 89°42'48" East along the North line of said lot, a distance of 44.00 feet to the Northeast corner; thence along the East line of said Lot 4, the following courses and distances South 10°00'00" West, a distance of 52.00 feet; thence South 60°01'22" East, a distance of 3.01 feet to the True Point of Beginning; thence South 60°01'22" East a distance of 4.10 feet; thence South 17°00'00" West, a distance of 25.00 feet to the South line of said Lot 4; thence North 73°00'00" West along said South line a distance of 4.00 feet; thence leaving said South line North 17°00'00" East, a distance of 25.92 feet to the True of Beginning.

The above legal description appeared previously in that certain Document recorded March 1, 2002, in Book 302, Page 600, as Document No. 536040, of Official Records, pursuant to NRS Section 6. NRS 111.312

APN: 1320-32-716-005

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1320-32-716-005
- 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

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

Deed in Lieu of Foreclosure Only (value of property) \$ 253,500.00  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 988.50

**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 [Signature] Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

**(GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Joel Hay IRA, LLC  
 Address: 1362 W. Lake Mead Blvd, Suite 350, Las Vegas, NV 89128

**(GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Joel Hay Nevada Properties, LLC  
 Address: 1362 W. Lake Mead Blvd, Suite 350, Las Vegas, NV 89128

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Stewart Title Company/Kelsey Faris Escrow #: 21005720-KFT  
 Address: 7251 W. Lake Mead Blvd., Suite 350, Las Vegas, NV 89128  
 City, State, ZIP Code \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED