DOUGLAS COUNTY, NV

FIRST AMERICAN TITLE IV

KAREN ELLISON, RECORDER

RPTT:\$9750.00 Rec:\$40.00

2021-976864

\$9,790.00 Pgs=3

11/10/2021 02:41 PM

A.P.N.:

1220-04-201-004

File No:

123-2633757 (VD)

R.P.T.T.:

\$9,750.00

When Recorded Mail To: Mail Tax Statements To: Joel Hay Nevada Properties, LLC PO Box 4687 Incline VIllage, NV 89451

### GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John K. Jacobs and Diana K. Jacobs, Trustees of The John K. and Diana K. Jacobs Revocable Family Trust Dated October 4, 1989

do(es) hereby GRANT, BARGAIN and SELL to

Joel Hay Nevada Properties, LLC, a Nevada limited liability company

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

#### PARCEL 1:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, PROCEED SOUTH 64°52'40" WEST, A DISTANCE OF 5072.45 FEET; TO THE TRUE POINT OF BEGINNING, WHICH IS THE SOUTHWEST CORNER OF THE PARCEL;

THENCE NORTH 1°33'38" WEST, 586.82 FEET, TO THE NORTHWEST CORNER OF THE PARCEL;

THENCE SOUTH 82°46'02" EAST, 382.44 FEET, TO THE NORTHEAST CORNER OF THE PARCEL;

THENCE SOUTH 7°59' EAST, 491.89 FEET, TO THE SOUTHEAST CORNER OF THE PARCEL;

THENCE SOUTH 83°13'10" WEST, 434.76 FEET, TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DEED RECORDED MARCH 4, 2002 IN BOOK 302 PAGE 1176 AS INSTRUMENT NO. 536185 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

#### PARCEL 2:

A TWENTY FOOT (20') WIDE STRIP OF LAND FOR PRIVATE ACCESS PURPOSES LOCATED WITHIN A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, LYING 20 FEET SOUTHERLY OF AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN A DEED BETWEEN LED-MIL OF NEVADA, INC. AND G. F. AND ALICE SUNKEL RECORDED MAY 31, 1973 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA IN BOOK 573, AT PAGE 1095, AS DOCUMENT NO. 66557, ALSO BEING THE SAME PARCEL OF LAND AS CONVEYED FROM SUNKEL LIVING TRUST TO MINDENGARDNERVILLE FIRST BAPTIST CHURCH RECORDED DECEMBER 30, 1991 IN SAID OFFICE OF RECORDER IN BOOK 1291, AT PAGE 4441, AS DOCUMENT NO. 268074, THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND, SOUTH 85°26'03" EAST, 625.35 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN A DEED BETWEEN WILLIAM H. AND FRANCES B. LAMPE AND LED-MIL OF NEVADA, INC., RECORDED JUNE 14, 1965, IN SAID OFFICE OF RECORDER IN BOOK 32, AT PAGE 198, AS DOCUMENT NO. 28487, ALSO BEING THE SAME WESTERLY BOUNDARY AS CONVEYED FROM THE WILLIAM H. LAMPE 1991 TRUST TO RONALD W. AND LINDA K. RYAN RECORDED JULY 31, 1992 IN SAID OFFICE OF RECORDER IN BOOK 792, AT PAGE 5866, AS DOCUMENT NO. 284897, THE TERMINUS OF THE DESCRIPTION.

THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND SHALL BE EXTENDED AND SHORTENED TO TERMINATE AT THE EASTERLY LINE OF STATE ROUTE 756 AND SAID WESTERLY BOUNDARY OF THE PARCEL OF LAND CONVEYED IN BOOK 792, AT PAGE 5866, AS DOCUMENT NO. 284897.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DEED RECORDED MARCH 4, 2002 IN BOOK 302 PAGE 1176 AS INSTRUMENT NO. 536185 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

#### Subject to

- All general and special taxes for the current fiscal year.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

John K. Jacobs and Diana K. Jacobs, Trustees of The John K. and Diana K. Jacobs Revocable Family Trust

John K. Jacobs, Trustee

Jacobs, Transfer

STATE OF **NEVADA** 

COUNTY OF WASHOE

This instrument was acknowledged before me on by

John K. Jacobs and Diana K. Jacobs, Trustees of The John K. and Diana K. Jacobs.

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 09/17/2021 under Escrow No. 123-2633757

KIM E. FIGUEROA

Notary Public State of Nevada

Appointment Recorded in Douglas County My Commission Expires: 10-01-2024 Certificate No. 21-7888-05

## STATE OF NEVADA DECLARATION OF VALUE

<ol> <li>Assessor Pa</li> </ol>	rcel Number(s)			
a) 1220-04-201	-004			
b)				$\wedge$
d)				
				\ \
2. Type of Prop	erty nt Land b) [	Single Fam. Res.	EOD DE	CORDERS OPTIONAL USE ONLY
·	o/Twnhse d) [	2-4 Plex		
, <del> </del>	, i		Book	Page:
e) Apt. E		Comm'I/Ind'I	Date of Re	ecording:
g) Agricu	· •	Mobile Home	Notes:	
i) Other		,		
3. a) Total Valu	e/Sales Price of Prope	erty:	\$	2,500,000.00
b) Deed in Li	eu of Foreclosure Onl	y (value of property)	(\$	
c) Transfer T	ax Value:			2,500,000.00
d) Real Prop	erty Transfer Tax Due	. / /	<u>\$</u>	9,750.00
4. <u>If Exemption</u>	n Claimed:		)	$\sim$
a. Transfer	Tax Exemption, per 3	75.090, Section:		
<sub>b.</sub> Explain r	eason for exemption:		\ <u></u>	
5. Partial Intere	of Dorocutors being	tunu afaura di		%
	st: Percentage being		lty of porium	<del></del>
				pursuant to NRS 375,060 and NRS and belief, and can be supported by
		antiate the information pro		Furthermore, the parties agree that
documentation is t			31,000 110.0ml	di a mangrapa di ima a manalika a 4007 a £
disallowance of an	y claimed exemption,		additional tax	
disallowance of an the tax due plus int	ly claimed exemption, terest at 1% per mont		additional tax	and Seller shall be jointly and severally
disallowance of an the tax due plus int liable for any additi	y claimed exemption,		additional tax ( 30, the Buyer a	
disallowance of an the tax due plus int liable for any additi Signature:	ly claimed exemption, terest at 1% per mont		additional tax of 30, the Buyer a	
disallowance of an the tax due plus int liable for any additi Signature:	y claimed exemption, terest at 1% per mont lonal amount owed.	h. Pursuant to NRS 375,0	additional tax of 30, the Buyer and Capacity:  Capacity:	and Seller shall be jointly and severally
disallowance of an the tax due plus int liable for any additi Signature:	y claimed exemption, terest at 1% per mont ional amount owed. R (GRANTOR) INFO	h. Pursuant to NRS 375,0	additional tax of 30, the Buyer and Capacity:  Capacity:	R (GRANTEE) INFORMATION
disallowance of an the tax due plus interest liable for any additional signature:  Signature:  SELLE	y claimed exemption, terest at 1% per mont ional amount owed.  R (GRANTOR) INFOI (REQUIRED) ohn K. Jacobs and Di	h. Pursuant to NRS 375.0  RMATION  ana K. Jacobs,	additional tax of 30, the Buyer and Capacity:  Capacity:	and Seller shall be jointly and severally
disallowance of an the tax due plus interest liable for any additional signature:  Signature:  SELLE	ry claimed exemption, terest at 1% per mont ional amount owed.  R (GRANTOR) INFOI (REQUIRED) ohn K. Jacobs and Dirustees of The John k.	h. Pursuant to NRS 375.0  RMATION  ana K. Jacobs,	additional tax of 30, the Buyer and Capacity: Capacity:  Capacity:  BUYE	R (GRANTEE) INFORMATION (REQUIRED)
disallowance of an the tax due plus int liable for any additi Signature: Signature: SELLE  Print Name:  J	y claimed exemption, terest at 1% per mont ional amount owed.  R (GRANTOR) INFOI (REQUIRED) ohn K. Jacobs and Di	h. Pursuant to NRS 375.0  RMATION  ana K. Jacobs,	additional tax of 30, the Buyer of 30, the Buyer of Capacity:  Capacity:  BUYE  Print Name:	R (GRANTEE) INFORMATION
disallowance of an the tax due plus interest liable for any additional signature:  Signature:  SELLE  Print Name:  Address:	ry claimed exemption, terest at 1% per mont ional amount owed.  R (GRANTOR) INFOI (REQUIRED) ohn K. Jacobs and Dirustees of The John k.	h. Pursuant to NRS 375.0  RMATION  ana K. Jacobs,	additional tax of 30, the Buyer at 20, t	R (GRANTEE) INFORMATION (REQUIRED)  Joel Hay
disallowance of an the tax due plus int liable for any addition Signature: Signature: SELLE  Print Name: J Address: City:	R (GRANTOR) INFOI (REQUIRED) ohn K. Jacobs and Di rustees of The John K acobs	RMATION ana K. Jacobs, K. and Diana K.	additional tax of 30, the Buyer and tax of 30, the Buyer and Capacity:  Capacity:  BUYE  Print Name: Address: City:	R (GRANTEE) INFORMATION (REQUIRED)  Joel Hay  P.O. B. HG87
disallowance of an the tax due plus interest liable for any additional signature:  Signature:  SELLE  Print Name:  Address:  City:  State:	ry claimed exemption, terest at 1% per mont ional amount owed.  R (GRANTOR) INFOI (REQUIRED) ohn K. Jacobs and Di rustees of The John Hacobs  Zip:	RMATION  ana K. Jacobs, K. and Diana K.	additional tax of 30, the Buyer of 30, t	R (GRANTEE) INFORMATION (REQUIRED)  Joel Hay  Joel Hay  Zip: Squart
disallowance of an the tax due plus interest liable for any additional signature:  Signature:  SELLE  Print Name:  Address:  City:  State:  COMPANY/PERSO	R (GRANTOR) INFOI (REQUIRED) ohn K. Jacobs and Di rustees of The John k acobs  Zip: ON REQUESTING RE	RMATION  ana K. Jacobs, K. and Diana K.  BRULL  ECORDING (required if no	additional tax of 30, the Buyer at 20, t	R (GRANTEE) INFORMATION (REQUIRED)  Joel Hay  Joel Hay  Zip: Sactor yer)
disallowance of an the tax due plus interest liable for any additional signature:  Signature:  SELLE  Print Name:  Address:  City:  State:  COMPANY/PERSO  Print Name:  Fir	R (GRANTOR) INFOI (REQUIRED) ohn K. Jacobs and Di rustees of The John k acobs Zip: ON REQUESTING RE	RMATION  ana K. Jacobs, K. and Diana K.  CORDING (required if no irance Company	additional tax of 30, the Buyer of 30, t	R (GRANTEE) INFORMATION (REQUIRED)  Joel Hay  Joel Hay  Zip: Squart
disallowance of an the tax due plus interest liable for any additional signature:  Signature:  SELLE  Print Name:  Address:  City:  State:  COMPANY/PERSO  Print Name:  Fir	R (GRANTOR) INFOI  (REQUIRED)  ohn K. Jacobs and Di  rustees of The John H  acobs  Zip:  ON REQUESTING RE  est American Title Insufactory  Couthwood Blvd, Suite	RMATION  ana K. Jacobs, K. and Diana K.  ECORDING (required if no trance Company 203	additional tax of 30, the Buyer at 20, t	R (GRANTEE) INFORMATION (REQUIRED)  Joel Hay  Joel Hay  Zip: Sactor yer)

# STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	^			
a),	1220-04-201-004	/\			
p)		( )			
c)_		\ \			
/,		\ \			
2.	Type of Property  Vacant Land  b)  Single Fam. Res.	EOB DECORDERS OPTIONAL HOP			
a)		FOR RECORDERS OPTIONAL USE			
c)	Condo/Twnhse d) 2-4 Plex	Book Page:			
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:			
g)	Agricultural h) Mobile Home	Notes:			
i)	Other				
3.	a) Total Value/Sales Price of Property:	\$2,500,000.00			
	b) Deed in Lieu of Foreclosure Only (value of pro	perty) (\$)			
	c) Transfer Tax Value:	\$2,500,000.00			
	d) Real Property Transfer Tax Due	\$9,750.00			
4.	If Exemption Claimed:	) )			
	a. Transfer Tax Exemption, per 375.090, Section				
	b. Explain reason for exemption:	77			
_	a maria de la companya de la company				
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					
info	rmation and belief, and can be supported by docu information provided herein. Furthermore, the	mentation if called upon to substantiate			
the dair	information provided herein. Furthermore, the med exemption, or other determination of additional exemption of additional exemption.	parties agree that disallowance of any			
10%	$_{ m b}$ of the tax due plus interest at 1% per month. $_{ m b}$	Pursuant to NRS 375,030, the Buyer and			
	er shall be jointly and severally liable for any addit	ional amount owed.			
_	nature: SIGNHENE				
_		Capacity: Counter			
$\neg$	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)			
	Dohn K. Jacobs and Diana K.	(REQUIRED)			
Dring	Jacobs, Trustees of The John K. t Name: and Diana K. Jacobs	Drint Names - Joel Hess			
		Print Name: <u>Joel Hay</u> Address: D.O. Box			
		1 74			
City Stat		City: <u>Inclue Vilay</u> State: NV Zip: Seger (			
	MPANY/PERSON REQUESTING RECORDING				
	First American Title Insurance	regarded in Not School of Dayon			
	t Name: Company F	ile Number: 123-2633757 VD/ vg			
	ress 940 Southwood Blvd, Suite 203	N-1 AD4			
City		State: NV Zip: 89451			
	(AS A PUBLIC RECORD THIS FORM MAY BI	= KECORDED/MICKOHILMED)			