

DOUGLAS COUNTY, NV **2021-976864**
RPTT:\$9750.00 Rec:\$40.00
\$9,790.00 Pgs=3 11/10/2021 02:41 PM
FIRST AMERICAN TITLE IV
KAREN ELLISON, RECORDER

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 MINDEN-GARDNERVILLE 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.

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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

1. All general and special taxes for the current fiscal year.
2. 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
John K. Jacobs, Trustee

Diana K. Jacobs, Trustee
Diana K. Jacobs, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF ~~WASHOE~~)

Douglas
This instrument was acknowledged before me on
September 17, 2021 by
**John K. Jacobs and Diana K. Jacobs, Trustees
of The John K. and Diana K. Jacobs.**

Kim E. Figueroa
Notary Public
(My commission expires: 10/01/2024)



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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-04-201-004
 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. a) Total Value/Sales Price of Property: \$2,500,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 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: _____

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 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]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

Print Name: Jacobs
 Address: P.O. Box 187
 City: Candorville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joel Hay
 Address: P.O. Box 4687
 City: Incline Village
 State: NV Zip: 89451

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

Print Name: First American Title Insurance Company File Number: 123-2633757 VD/vg
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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Signature: *John K. Jacobs* SIGN HERE Capacity: Grantor
 Signature: *Diana K. Jacobs* SIGN HERE Capacity: Grantor

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

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

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

Print Name: and Diana K. Jacobs
 Address: PO Box 187
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Joel Hay
 Address: P.O. Box
 City: Incline Village
 State: NV Zip: 89451

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

First American Title Insurance
 Print Name: Company File Number: 123-2633757 VD/ vg
 Address 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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