

DOUGLAS COUNTY, NV **2021-978798**
RPTT:\$117.00 Rec:\$40.00
\$157.00 Pgs=3 12/22/2021 01:39 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1022-13-001-004
R.P.T.T.	\$ 117.00
File No.:	1470960 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Wild West Land Company, a California Corporation	
2724 McCray Rd,	
Lake Isabella, CA 93240	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **James C. Merrithew, surviving joint tenant** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Wild West Land Company, a California Corporation**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***SUBJECT TO:**

1. Taxes for the 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.

Dated: 12-9-2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

EXHIBIT "A" LEGAL DESCRIPTION

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

That portion of Parcel 44 as shown on record of survey, recorded October 10, 1969, File No. 45991 and being a portion of Sections 13 and 14, Township 10 North, Range 22 East, M.D.B & M., described as follows:

Commencing at a Section corner common to Sections 11, 12, 13 and 14, in Township 10 North, Range 22 East, M.D.B. & M.; thence along the Northerly line of said Section 13, North $88^{\circ}12'54''$ East 2,934.94 feet to the true point of commencement; thence from the true point of commencement South $01^{\circ}49'49''$ East 980.83 feet to a point in the centerline of Bosler Way, a 60 foot road easement; thence along said centerline, South $74^{\circ}27'$ East 476.75 feet; thence leaving said centerline, North $01^{\circ}49'45''$ West 1122.98 feet; thence South $88^{\circ}12'09''$ West 455.00 feet to the true point of commencement.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 25, 2001, as Document No. 514930, of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-13-001-004
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 30,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 30,000.00
 d. Real Property Transfer Tax Due \$ 117.00

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 James C Merrithew Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James C. Merrithew
 Address: Po Box 162
 City: Smith
 State: NV Zip: 89430

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Wild West Land Company, a California Corporation
 Address: 2724 McCray Rd,
 City: Lake Isabella
 State: CA Zip: 93240

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1470960 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED