

DOUGLAS COUNTY, NV **2021-978841**  
RPTT:\$9262.50 Rec:\$40.00  
\$9,302.50 Pgs=3 **12/23/2021 12:03 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1220-16-401-006 and  
1220-16-401-007

R.P.T.T.: \$9,262.50  
Escrow No.: 21023908-DR  
When Recorded Return To:  
Risata Properties LLC  
P.O. Box 10031  
Zephyr Cove, NV 89448

Mail Tax Statements to:  
Risata Properties LLC  
P.O. Box 10031  
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**RBC LLC, a Nevada Limited Liability Company**

do(es) hereby Grant, Bargain, Sell and Convey to

**Risata Properties, LLC, a Nevada limited liability company**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 22<sup>nd</sup> day of December, 2021.

RBC LLC

BY: Ronald K. Hall  
Ronald K. Hall  
Managing Member

BY: Richard L. Clark  
Richard Clark  
Managing Member

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 22<sup>nd</sup> day of December, 2021, by Ronald K. Hall, as Managing Member and Richard Clark, as Managing Member of RBC LLC, a Nevada Limited Liability Company.

Kris Thorson  
Notary Public

 KRIS THORSON  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 13-12081-3 - Expires January 17, 2022

## EXHIBIT A

Being a portion of the Southwest 1/4 of Section 16, Township 17 North, Range 20 East, M.D.B. & M., further described as follows:

### Parcel No. 1:

Parcel 4-A, as set forth on that certain Thran Parcel Map, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 19, 1983, in Book 983, Page 1376, as Document No. 87078, of Official Records.

Excepting therefrom that portion of said land quitclaimed to Gardnerville Ranchos General Improvement District, by document recorded October 22, 1985 in Book 1085, Page 2014, as Document No. 125557, of Official Records.

Assessor's Parcel No.: 1220-16-401-006

### Parcel No. 2:

Parcel 4-B, as set forth on that certain Thran Parcel Map, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 19, 1983, in Book 983, Page 1376, as Document No. 87078, of Official Records.

Excepting therefrom that portion of said land quitclaimed to Gardnerville Ranchos General Improvement District, by document recorded October 22, 1985 in Book 1085, Page 2014, as Document No. 125557, of Official Records.

Assessor's Parcel No.: 1220-16-401-007

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1220-16-401-006  
b) 1220-16-401-007  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Land      b)  Sgl. Fam. Residence  
c)  Condo/Twnhse    d)  2-4 Plex  
e)  Apt. Bldg.        f)  Comm'l/Ind'l  
g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$2,375,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
c. Transfer Tax Value: \$2,375,000.00  
d. Real Property Transfer Tax Due: \$9,262.50
4. **IF EXEMPTION CLAIMED:**  
a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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 L. Hill* Capacity: \_\_\_\_\_ Grantor  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: RBC LLC  
Address: P.O. Box 598  
City: Gardnerville  
State: NV Zip: 89410

Print Name: Andrew Dauscher and Ellen Dauscher,  
Trustees of Risata Properties LLC  
Address: P.O. Box 10031  
City: Zephyr Cove  
State: Nevada Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21023908-DR  
Address: 896 W Nye Ln, Ste 104  
City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED