

DOUGLAS COUNTY, NV      **2022-980763**  
RPTT:\$3381.30 Rec:\$40.00  
\$3,421.30 Pgs=3      **02/04/2022 09:26 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1320-03-001-044
<b>R.P.T.T.</b>	\$3,381.30
<b>File No.:</b>	1169860 WLD
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Andrew J. Shepard and Julie A. Shepard	
2573 Last Chance Court	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **DTH Properties, LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Andrew J. Shepard and Julie A. Shepard, husband and wife, as Joint Tenants with Rights of Survivorship**, 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.

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: January 26, 2022

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

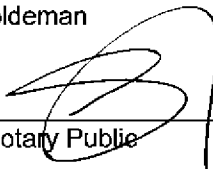
DTH Properties, LLC

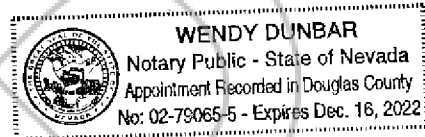


By: Darr Holdeman, Managing Member

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 2 day of February, 2020  
By: Darr Holdeman

Signature:   
Notary Public



## EXHIBIT "A" LEGAL DESCRIPTION

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

All that certain real property situated within a portion of the Northeast Quarter (NE 1/4) of Section Three (3), Township Thirteen (13) North, Range Twenty (20) East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

Beginning at the Southwest corner of Parcel 4D-3-B, of Parcel Map No. 4 (LDA 17-001) for West Ridge Homes, Inc., recorded June 29, 2018 as Document No. 2018-916320, Official Records of Douglas County;

Thence, along the Southerly line of said Parcel 4D-3-B, N89°58'00"E, 591.75 feet, more or less, to the Westerly right-of-way of East Valley Road, as shown on Parcel Map No. 1 (LDA 16-013) for West Ridge Homes, Inc., recorded September 20, 2017 as Document No. 2017-904316, Official Records of Douglas County, said point also being the Southeast corner of said Parcel 4D-3-B;

Thence, along said Westerly right-of-way of East Valley Road, S00°05'28"W, 275.11 feet, more or less, to the Northeasterly corner of Parcel 4D-1, of Parcel Map No. 3 (LDA 16-015-1) for West Ridge Homes, Inc., recorded September 20, 2017 as Document No. 2017-904318, Official Records of Douglas County;

Thence, along the Northerly line of said Parcel 4D-1, S77°19'34"W, 130.50 feet, more or less, to the Northeast corner of Parcel 4D-2, of said Parcel Map No. 3 (LDA 16-015-1) for West Ridge Homes, Inc.;

Thence, along the Northerly line of said Parcel 4D-2, S89°58'00"W, 114.48 feet, more or less, to a line 380.00 feet Easterly of and parallel to the centerline of Last Chance Court, as shown on Parcel Map No. 1 (LDA 16-013) for West Ridge Homes, Inc.;

Thence, along said line 380 feet Easterly of and parallel to said centerline of Last Chance Court, N00°05'28"E, 258.67 feet, more or less, to a line 45.00 feet Southerly of and parallel to said Southerly line of said parcel 4D-3-B;

Thence, along said parallel line being 45.00 feet Southerly of and parallel to said Southerly line of Parcel 4D-3-B, S89°58'00"W, 350.00 feet, more or less, to the Easterly right-of-way of said Last Chance Court;

Thence, along said Easterly right-of-way of said Last Chance Court, N00°05'28"E, 45.00 feet, more or less, to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 22, 2020, as Document No. 2020-958747 of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-03-001-044  
 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                      \$ 867,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 867,000.00  
 d. Real Property Transfer Tax Due                              \$ 3,381.30

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 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 \_\_\_\_\_ Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: DTH Properties, LLC, a Nevada Limited Liability Company  
 Address: 2630 Fuller Ave.  
 City: Minden  
 State: NV                      Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Andrew J. Shepard and Julie A. Shepard  
 Address: 2573 Last Chance Court  
 City: Minden  
 State: NV                      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1169860 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED