

DOUGLAS COUNTY, NV

**2022-981064**

RPTT:\$8970.00 Rec:\$40.00

\$9,010.00 Pgs=3

**02/11/2022 09:22 AM**

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

A.P.N.: 1219-14-002-082 & 1219-14-002-075

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Bader Ranches LLC  
11005 Dixon Lane  
Reno, NV 89511

Escrow No.: ZC3264-JL

RPTT \$8,970.00

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Ursula M. Eisenhut, Trustee of the Eisenhut 1989 Revocable Trust**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Bader Ranches LLC, a Nevada Limited Liability Company**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Ursula M. Eisenhut, Trustee of the Eisenhut 1989 Revocable Trust

*Ursula M. Eisenhut TTE*  
By: Ursula M. Eisenhut, Trustee

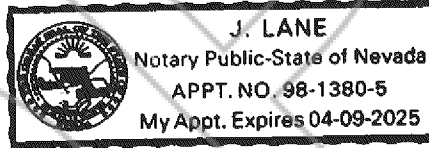
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 2/10/2022

by *Ursula M. Eisenhut*

*J. Lane* (seal)  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

#### **Parcel 3A-4**

A parcel of land lying within a portion of Section 14, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Parcel 3A-4 as shown on the Parcel Map for Eisenhut 1989 Revocable Trust and Bors Family Trust filed for record March 25, 2010 in the office of Recorder, Douglas County, Nevada as Document No. 760813.

APN: 1219-14-002-082

#### **Parcel 3**

A parcel of land lying within a portion of Section 14, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Adjusted Parcel 3 as shown on the Record of Survey to Support a Boundary Line Adjustment for Eisenhut 1989 Revocable Trust and Susan Bors filed for record September 26, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 730674.

APN: 1219-14-002-075

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1219-14-002-082 & 1219-14-002-075
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam. \$
- 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>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$2,300,000.00

Transfer Tax Value \$2,300,000.00

Real Property Transfer Tax Due: \$8,970.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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: \_\_\_\_\_ By: Ursula M. Eisenhut, Trustee Agent

Signature: Darryl J. Bader, Jr., Manager By: Darryl J. Bader Jr., Manager

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: Ursula M. Eisenhut, Trustee of the Eisenhut 1989 Revocable Trust

Address: 300 La Questa Way  
Woodside, CA 94062

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: Bader Ranches LLC, a Nevada limited liability company

Address: 11005 Dixon Lane  
Reno, NV 89511

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

Print Name: Signature Title Company LLC Escrow #: ZC3264-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**