

DOUGLAS COUNTY, NV

2022-981578

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

02/23/2022 02:42 PM

FIRST AMERICAN TITLE IV

KAREN ELLISON, RECORDER

E07

A.P.N.: 1220-04-101-002
File No: 123-2640115 (VD)
R.P.T.T.: \$

When Recorded Mail To: Mail Tax Statements To:
Joel Hay Nevada Properties LLC
1369 US Hwy 395 Ste 102 #425
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOEL HAY, TRUSTEE OF THE JOEL HAY NEVADA LIVING TRUST DATED JULY 27, 2020

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:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, AND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, ALL IN TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, PROCEED SOUTH 77° 50' 46" WEST, A DISTANCE OF 4,843.28 FEET TO THE TRUE POINT OF BEGINNING, WHICH IS THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 01° 29' 43" WEST, A DISTANCE OF 456.08 FEET TO A POINT; THENCE SOUTH 88° 30' 17" WEST, A DISTANCE OF 540.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CENTERVILLE LANE; THENCE NORTH 01° 29' 43" WEST, A DISTANCE OF 50.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE NORTH 88° 30' 17" EAST, A DISTANCE OF 1,069.06 FEET TO THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 30° 30' 32" EAST, A DISTANCE OF 18.43 FEET TO A POINT; THENCE SOUTH 03° 52' 55" WEST, A DISTANCE OF 109.16 FEET TO A POINT; THENCE SOUTH 34° 07' 07" EAST, A DISTANCE OF 236.15 FEET TO A POINT; THENCE SOUTH 19° 51' 37" EAST, A DISTANCE OF 360.63 FEET TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE NORTH 79° 53' 15" WEST, A DISTANCE OF 786.61 FEET TO THE POINT OF BEGINNING.

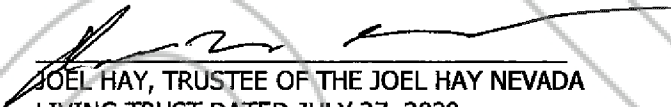
NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 24, 2020, AS INSTRUMENT NO. 958950.

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.

COPY



JOEL HAY, TRUSTEE OF THE JOEL HAY NEVADA
LIVING TRUST DATED JULY 27, 2020

STATE OF **NEVADA**)
)
) :ss.
)
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on this:
22 day of February, 2022

By: **Joel Hay**



Notary Public
(My commission expires: 5/21/22)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-04-101-002
- 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

Book _____ Page: _____

Date of Recording: _____

Notes: 2/23/22 Trust Ok~A.B.

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption:
From Personal Trust to Personal LLC with Consideration

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: Grantor/Grantee
Signature: _____ Capacity: _____

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

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

Print Name: Joel Hay, Trustee Print Name: Joel Hay Nevada Properties LLC
Address: 1369 US Hwy 4.395 W Skc 102 # 425 Address: 367 US Hwy 395 Skc 102 # 425
City: Crooksville City: Crooksville
State: NV Zip: 89410 State: NV Zip: 89410

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

First American Title Insurance
Print Name: Company _____ File Number: 123-2640115 VD/ VD
Address: 940 Southwood Blvd, Suite 203
City: Incline Village State: NV Zip: 89451

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