

DOUGLAS COUNTY, NV **2022-983209**
RPTT:\$29445.00 Rec:\$40.00
\$29,485.00 Pgs=4 **03/31/2022 12:53 PM**
TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD
KAREN ELLISON, RECORDER

edWHEN RECORDED MAIL TO:
Michael E. Hurlston and Joelle Hurlston
14527 Singing Hill Ln.
Saratoga, CA 95070

MAIL TAX STATEMENTS TO:
Michael E. Hurlston and Joelle Hurlston
14527 Singing Hill Ln.
Saratoga, CA 95070

Escrow No. 2200794-SLP

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1418-15-801-010
R.P.T.T. \$29,445.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That 1758 Highway 50, LLC A Nevada limited-liabilty company FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael E. Hurlston and Joelle L. Hurlston, Co-Trustees of The Hurlston Living Trust dated March 25, 2019

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

SELLERS:

1758 Highway 50, LLC A Nevada limited-liability company

Shelly Campbell

By: The Shelly Lyn Campbell Trust
Shelly Lyn Campbell, Trustee

1758 Highway 50, LLC A Nevada limited-liability company

Shelly Campbell

By: The Gary & Colene Campbell Trust
Shelly Lyn Campbell, Successor Trustee

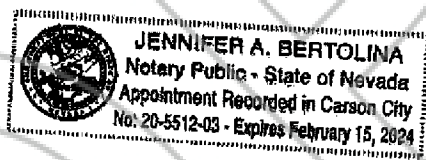
STATE OF Nevada
COUNTY OF Washoe

} ss:

This instrument was acknowledged before me on, 3/10/2022
by Shelly Lyn Campbell

Jennifer A Bertolina
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02200794.



Escrow No. 2200794-SLP

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

All of Parcel A of the Parcel Map for Robert Martin filed in the office of the Douglas County Recorder, recorded May 13, 1974, as Document No. 73146, lying Westerly of U.S. Highway 50.

PARCEL 2:

All that portion of Section 15, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the Southwesterly corner of Parcel A per that Parcel Map recorded on May 13, 1974 as Document Number 73146, Douglas County Records;

Thence North $89^{\circ}41'00''$ West 124.6 feet more or less to a point on the approximate low-water line of Lake Tahoe, elevation 6223.0 feet, Lake Tahoe Datum;

Thence Northerly along said approximate low-water line the following 7 courses:

North $27^{\circ}42'09''$ East 35.94 feet;
North $47^{\circ}45'01''$ West 8.07 feet;
South $78^{\circ}35'39''$ West 26.86 feet;
North $58^{\circ}08'14''$ West 13.48 feet;
North $75^{\circ}59'50''$ West 30.26 feet;
North $12^{\circ}53'32''$ West 26.06 feet;
North $39^{\circ}55'34''$ West 16.36 feet;

Thence leaving said approximate low-water line South $89^{\circ}41'00''$ East 170.2 feet more or less to the Northwest corner of said Parcel A;

Thence along said Parcel A South $17^{\circ}54'08''$ East 88.34 feet (cited South $17^{\circ}55''$ East 89.5 feet) to the point of beginning.

Excepting any portion of the Land lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to Nevada Revised Statutes and also excepting any artificial accretions to said Land, waterward of said Land or natural ordinary high water or, if lake level has been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the state or by quiet title action in which the state is a party.

APN: 1418-15-801-010

Note: Document No. 2020-942666 is provided pursuant to the requirements of Section 6.NRS 111.312.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1418-15-801-010
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 7,550,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 7,550,000.00
 d. Real Property Transfer Tax Due: \$ 29,445.00

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 [Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: 1758 Highway 50, LLC A Nevada limited-liability company
 Address: 1424 14th Street
 City: Argyle
 State: TX Zip: 76226

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Michael Hurlston, Trustee, ETAL
 Address: 14527 Singing Hill Ln.
 City: Saratoga
 State: CA Zip: 95070

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02200794-030-SLP
 Address: 264 Village Boulevard #101
 City, State, Zip: Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED