

DOUGLAS COUNTY, NV **2022-986885**
RPTT:\$5070.00 Rec:\$40.00
\$5,110.00 Pgs=3 **06/30/2022 11:05 AM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-03-202-002
File No: 143-2645940 (et)
R.P.T.T.: \$5,070.00

When Recorded Mail To: Mail Tax Statements To:
Fireplace Service and Repair LLC
2640 East Valley Rd
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Richard P. Ward, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Fireplace Service and Repair, LLC, a Nevada limited liability company

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

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, PROCEED NORTH 29°45'17" EAST, 4580.87 FEET, TO THE TRUE POINT OF BEGINNING, WHICH LIES ON AN EXISTING FENCE LINE AND PROPERTY LINE, WHICH IS APPROXIMATELY ON THE 1/16 SECTION LINE BORDERING THE NORTH SIDE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, AT A POINT 230 FEET EAST OF THE CENTERLINE OF THE NEW JACKS VALLEY ROAD, AND WHICH POINT IS THE NORTHWEST CORNER OF THE PARCEL; PROCEED THENCE NORTH 89°59' EAST, 191.00 FEET ALONG SAID FENCE AND PROPERTY LINE TO THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 18°03' WEST, 239.86 FEET, ALONG THE WESTERLY SIDE OF A 50 FOOT ROAD AND UTILITY EASEMENT CONTAINING THE FORMER JACKS VALLEY ROAD; TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE SOUTH 89°59' WEST, 191.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 18°03' EAST, 239.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR ROADS AND UTILITIES, 50.00 FEET IN WIDTH, THE WESTERLY AND NORTHERLY BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, PROCEED SOUTH 18°03' WEST, 479.72 FEET, THENCE SOUTH 89°59' WEST, 408.29 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE NEW JACKS VALLEY ROAD.


SAID PARCELS ARE FURTHER SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED FEBRUARY 15, 1967, AS DOCUMENT NO. 35439, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 05, 2000 IN BOOK 500, PAGE 1522, AS INSTRUMENT NO. 491459.

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.

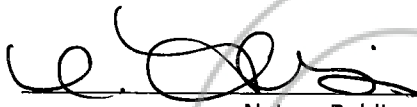
Subject to

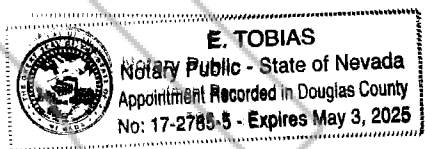
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


Richard P. Ward

STATE OF **NEVADA**)
COUNTY OF **DOUGLAS**) **SS.**

This instrument was acknowledged before me on Feb. 28, 2022 by **Richard P. Ward.**


Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2645940.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-03-202-002
- 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 multi family

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1,300,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,300,000.00
- d) Real Property Transfer Tax Due \$5,070.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Richard P. Ward

Print Name: Fireplace Service and

Address: PO BOX 441

Print Name: Repair LLC

City: GENOA

Address: 2640 East Valley Rd

State: NV Zip: 89411

City: Minden

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

State: NV Zip: 89423

Print Name: First American Title Insurance

File Number: 143-2645940 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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