

A.P.N.: 1320-32-716-005  
File No: 123-2655922 (VD)  
R.P.T.T.: \$1,384.50

When Recorded Mail To: Mail Tax Statements To:  
Kami Power  
1886 Sorrel Ln  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Joel Hay Nevada Properties, LLC, a Nevada limited liability company

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

Kami Power and Anita Acosta, a married couple as joint tenants with right of survivorship

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

**ALL THAT CERTAIN LOT, PIECE PORTION OR PARCEL OF LAND, BEING AND SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**AT THAT PORTION OF LOTS 4, 5 AND 6, AS SHOWN ON THE MAP OF SPRINGLANE, A PLANNED UNIT DEVELOPMENT FILED FOR RECORD OCTOBER 8, 1987, IN BOOK 1087, PAGE 1066, AS DOCUMENT NO. 163997, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOT 5, AS SHOWN ON SAID MAP,**

**EXCEPTING THEREFROM AREA 5-A, WHICH IS ALL THAT PORTION OF LOT 5 DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, AS SHOWN ON AFORESAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 4.06 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 10° 00' 00" WEST, A DISTANCE OF 54.14 FEET; THENCE NORTH 60° 01' 22" WEST, A DISTANCE OF 4.26 FEET; THENCE NORTH 10° 00' 00" EAST A DISTANCE OF 52.00 FEET TO THE TRUE POINT OF BEGINNING.**

**TOGETHER WITH AREA 6-A WHICH, IS ALL THAT PORTION OF LOT 6 DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6, AS SHOWN ON AFORESAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 4.18 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 17° 00' 00" WEST A DISTANCE OF 59.96 FEET; THENCE NORTH 23° 01' 30" WEST, A DISTANCE OF 6.21 FEET; THENCE NORTH 17° 00' 00" EAST A DISTANCE OF 54.00 FEET TO THE TRUE POINT OF BEGINNING.**

**AND TOGETHER WITH AREA 4-B WHICH IS ALL THAT PORTION OF SAID LOT 4, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID LOT AS SHOWN ON AFORESAID MAP; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 44.00 FEET TO THE NORTHEAST CORNER; THENCE ALONG THE EAST LINE OF SAID LOT 4, THE FOLLOWING COURSES AND DISTANCES SOUTH 10° 00' 00" WEST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 60° 01' 22" EAST, A DISTANCE OF 3.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 60° 01' 22" EAST A DISTANCE OF 4.10 FEET; THENCE SOUTH 17° 00' 00" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 73° 00' 00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 4.00 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 17° 00' 00" EAST, A DISTANCE OF 25.92 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 01, 2021, AS INSTRUMENT NO. 2021-974922 OF OFFICIAL RECORDS.**

*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.

Joel Hay Nevada Properties, LLC, a Nevada limited liability company


By: [Signature]  
Name: Joel Hay  
Title: Manager

STATE OF NEVADA    )  
                               : ss.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on ~~Joel~~ July 29, 22 by ~~Joel Hay Nevada Properties, LLC.~~

[Signature]  
Notary Public  
(My commission expires: 5/28/23 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/28/2022 under Escrow No. 123-2655922

 **VICKIE K. DONATI**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 15-1997-3 - Expires May 28, 2023

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-32-716-005  
 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: _____	

3. a) Total Value/Sales Price of Property: \$355,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$355,000.00  
 d) Real Property Transfer Tax Due \$1,384.50

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]  
 Signature: \_\_\_\_\_

Capacity: Grantor  
 Capacity: \_\_\_\_\_

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

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

Print Name: Joel Hay Nevada Properties, LLC  
 Address: 1362 us-Hwy 395 North 102-425  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Kami Power and Nita Acosta  
 Address: 1886 Sorrel Ln  
 City: Gardnerville  
 State: NV Zip: 89410

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

First American Title Insurance  
 Print Name: Company  
 Address: 940 Southwood Blvd, Suite 203  
 City: Incline Village

File Number: 123-2655922 VD/ vg  
 State: NV Zip: 89451

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