

DOUGLAS COUNTY, NV **2022-989026**
RPTT:\$5460.00 Rec:\$40.00
\$5,500.00 Pgs=3 **08/30/2022 11:50 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-32-101-008
R.P.T.T.	\$5,460.00
File No.:	1790366 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
H & J Land Company, LLC, a Nevada limited liability company	
P.O. Box 1141	
Carson City, NV 89702	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **1802 North Carson Street LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **H & J Land Company, LLC, a Nevada limited liability company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

PARCEL 1:

A parcel of land located on the Easterly side of U.S. Highway 395 (Railroad Avenue), in Minden, and being a portion of the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼ of Section 32, Township 13 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, and described as follows:

COMMENCING at the Easterly ¼ corner of Section 32, Township 13 North, Range 20 East; thence North 55°01'20" West 3310.76 feet to a point on the Easterly line of the right of way of Highway 395; said point being the TRUE POINT OF BEGINNING; thence North 31°22' West 100 feet; thence North 58°38' East 142.00 feet; thence South 31°22' East 100 feet; thence South 58°38' West 142.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

A parcel of land located on the Easterly side of U.S. Highway 395 (Railroad Avenue), in Minden, and being a portion of the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼ of Section 32, Township 13 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, described as follows:

COMMENCING at the East ¼ corner of Section 32, Township 13 North, Range 20 East; thence North 55°44'11" West 3219.38 feet to a point on the Easterly line of the right of way of U.S. Highway 395, said point being the POINT OF BEGINNING; thence North 31°22' West 100 feet; thence North 58°38' East 142.00 feet; thence South 31°22' East 100 feet; thence South 48°38' West 142.00 feet to the TRUE POINT OF BEGINNING.

Note: The above metes and bounds description appeared previously in that certain Deed, recorded in the office of the County Recorder of Douglas County, Nevada on December 23, 1996, in Book 1296, Page 3674, Document No. 403420, Official Records

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 8/29/22

SIGNATURES AND NOTARY ON PAGE 3
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

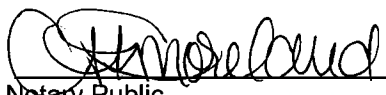
COPY


1802 North Carson Street LLC, a Nevada limited liability company
by its managing member the Robert P. Gindt Separate Property Trust dated November 16, 2020
by Dunham Trust Company, a Nevada Corporation, trustee

By: 
Phillip Sewell, Authorized Signor

State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the 29th day of August, 2022
By: Phillip Sewell as Trust Associate of 1802 North Carson Street LLC, a Nevada limited liability company

Signature: 
Notary Public
Alexandra Moreland
My Commission Expires: 7/27/2026

 **ALEXANDRA MORELAND**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 22-3055-02 - Expires July 27, 2026

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-32-101-008
 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
 Other _____


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

3. a. Total Value/Sales Price of Property \$ 1,400,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,400,000.00
 d. Real Property Transfer Tax Due \$ 5,460.00

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  Capacity _____ Agent _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: 1802 North Carson Street LLC, a Nevada limited liability company
 Address: 1894 E. Williams St. Ste. 4 Box 484
 City: Carson City
 State: NV Zip: 89706

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: H & J Land Company, LLC, a Nevada limited liability company
 Address: P.O. Box 1141
 City: Carson City
 State: NV Zip: 89702

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

Print Name: Stewart Title Company Escrow # 1790366 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED