

DOUGLAS COUNTY, NV
RPTT:\$1298.70 Rec:\$40.00
\$1,338.70 Pgs=3
TICOR TITLE - CC (NVTH3K)
KAREN ELLISON, RECORDER

2022-989089

08/31/2022 11:09 AM

WHEN RECORDED MAIL TO:
1538 Gardnerville L.L.C.
1538 US Hwy 395 N
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2203590-DKD

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.: 1320-32-602-012
R.P.T.T. \$1,298.59

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Somer J. Lyons O.D., Ltd., a Nevada Corporation

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to 1538 Gardnerville L.L.C. a Nevada Limited Liability Company**

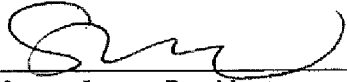
all that real property situated in the County of Douglas, State of Nevada, described as follows:

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.

Somer J. Lyons O.D., Ltd., a Nevada Corporation

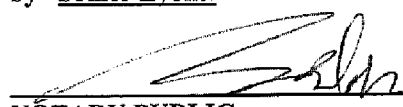


Somer Lyons, President

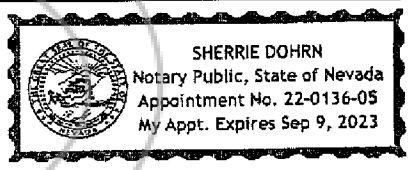
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , August 29, 2022
by Somer Lyons.



NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02203590.

Escrow No. 2203590-DKD

**EXHIBIT A
LEGAL DESCRIPTION**

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

All that certain piece or parcel of land situate in Section 32, Township 13 North, Range 20 East, Douglas County, Nevada, being more particularly described as follows:

PARCEL 1:

Beginning at the Northern most corner of Parcel 3 as shown on Parcel Map for Stratton Document No. 117052, recorded in Book 585, Page 771, in Official Records of Douglas County, Nevada; Thence North $44^{\circ}31'32''$ East, 52.02 feet; Thence South $44^{\circ}54'00''$ E, 93.76 feet; Thence South $45^{\circ}50'07''$ West, 52.02 feet; Thence South $44^{\circ}54'00''$ East, 5.00 feet; Thence South $45^{\circ}50'07''$ West, 14.92 feet; Thence South $44^{\circ}54'00''$ East, 55.00 feet to a point on the Northerly right-of way of Cemetery Road; Thence along said right-of-way North $89^{\circ}50'57''$ West, 147.10 feet; Thence leaving said right-of-way and along the Eastern right-of-way of Spruce Street North $22^{\circ}25'54''$ West, 51.16 feet; Thence leaving said right-of-way line North $44^{\circ}31'32''$ East, 99.30 feet to the point of beginning.

PARCEL 2:

Together with an access and parking easement as described in Reciprocal Easement Agreement recorded in the office of the Douglas County Recorder, State of Nevada, on January 26, 2000 in Book 0100 at Page 3991 as Document No. 485104, Official Records.

APN: 1320-32-602-012

Document No. 2018-913290 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-32-602-012
 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'/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: \$ 332,971.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 332,971.00
 d. Real Property Transfer Tax Due: \$ 1,298.59

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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 [Handwritten Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Somer J. Lyons O.D., Ltd., a Nevada Corporation
 Address: 1538 US Hwy 395 N
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: 1538 Gardnerville L.L.C. a Nevada Limited Liability Company
 Address: 1538 US Hwy 395 N
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02203590-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED