

DOUGLAS COUNTY, NV **2022-989227**  
RPTT:\$5070.00 Rec:\$40.00  
\$5,110.00 Pgs=3 **09/07/2022 10:25 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1219-10-002-069
<b>R.P.T.T.</b>	\$5,070.00
<b>File No.:</b>	1731126 SA
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Stefan Fraas, Trustee of The Stefan Fraas Trust dated Febuary 24, 2016	
1327 Brooke Way	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dreyer Foothill Ranch LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Stefan Fraas, Trustee of The Stefan Fraas Trust dated Febuary 24, 2016**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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.

Reserving unto Grantor any and all water rights

Dated: September 6, 2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Dreyer Foothill Ranch LLC, a Nevada Limited Liability Company

Kurt Dreyer  
Kurt Dreyer, Manager

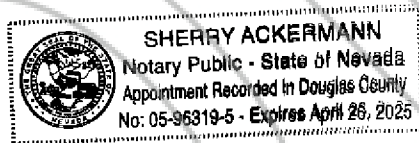
Erica Dreyer  
Erica Dreyer, Manager

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 6 day of September, 2022  
By: Kurt Dreyer and Erica Dreyer as Managers of Dreyer Foothill Ranch LLC, a Nevada limited liability company

Signature: Sherry Ackermann  
Notary Public

My Commission Expires: 4-26-2025



## EXHIBIT "A" LEGAL DESCRIPTION

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

A parcel of land located within the Southeast 1/4 of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, more particularly described as follows:

Commencing at the USGLO Brass Cap located at the South 1/4 corner of Section 10, Township 12 North, Range 19 East M.D.M.; thence North 89°06'56" East, 1,799.07 feet to a point on the North line of Centerville Lane, said point also being the POINT OF BEGINNING; thence along said North line of Centerville Lane, North 89°50'00" West, 778.08 feet to a point on the East line of Foothill Road; thence along said East line of Foothill Road, North 18°43'00" West, 1,436.13 feet; thence leaving said East line of Foothill Road, North 71°03'37" East, 687.57 feet; thence South 20°21'53" East, 1,691.32 feet to the 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 June 22, 2017, as Document No. 2017-900423 of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1219-10-002-069  
 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                      \$ 1,300,000.00  
 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 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 SA Capacity Grantor Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Dreyer Foothill Ranch LLC, a Nevada limited liability company  
 Address: P.O. Box 1075  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Stefan Fraas, Trustee of The Stefan Fraas Trust dated Febuary 24, 2016  
 Address: 1327 Brooke Way  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1731126 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410