

DOUGLAS COUNTY, NV

**2022-990171**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

09/21/2022 01:38 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E07

**WHEN RECORDED MAIL TO:**

Dreyer Family Trust  
PO BOX 254  
Minden, NV 89423

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2202757-RLT

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.: 1320-30-501-010 (PTN)  
R.P.T.T. 0

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Dreyer 395 Ranch, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to William Jac Shaw and Roland Dreyer, Co-Trustees of the Roland and Joan Dreyer Family Trust dated 10, October 2007

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 any and all water rights and all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

**THIS DOCUMENT IS BEING RECORDED  
AS AN ACCOMMODATION ONLY. NO  
LIABILITY IS ASSUMED HEREBY.**

Dreyer 395 Ranch, LLC, A Limited-  
Liability Company

Roland Dreyer  
By: Roland Dreyer, Manager

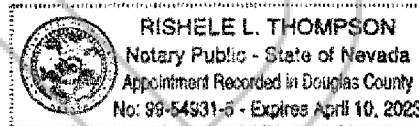
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 9/21/2022  
by Roland Dreyer

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02202757.



0225-009  
07/01/22

EXHIBIT A  
DESCRIPTION  
DREYER 395 RANCH, LLC  
PARCEL 1

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

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**BEGINNING** at the southwest corner of Parcel 1A per the Map of Division of Land into Large Parcels for Roland and Joan P. Dreyer filed for record November 7, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 527149, said point falling on the east right-of-way line of U.S. Highway 395;

thence along the east right-of-way line of said U.S. Highway 395, North  $00^{\circ}18'16''$  East, 787.46 feet;

thence South  $88^{\circ}04'41''$  East, 598.37 feet;

thence North  $83^{\circ}42'04''$  East, 227.79 feet;

thence South  $15^{\circ}45'54''$  East, 647.73 feet;

thence South  $17^{\circ}04'35''$  West, 280.14 feet;

thence South  $55^{\circ}29'25''$  West, 601.77 feet to the beginning of a non-tangential curve,

thence along the arc of a curve to the right through a central angle of  $19^{\circ}23'33''$ , having a radius of 645.76 feet, and whose long chord bears North  $24^{\circ}23'46''$  West, 217.5232 feet;

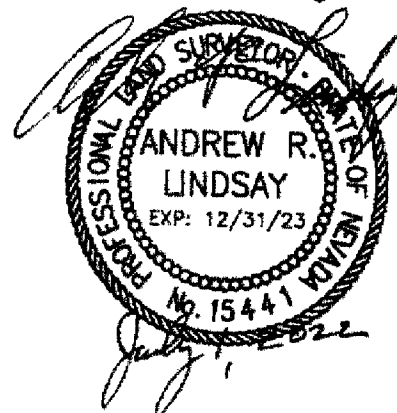
thence North  $14^{\circ}42'00''$  West, 102.52 feet to the beginning of a curve,

thence along the arc of a curve to the left through a central angle of  $75^{\circ}00'00''$ , having a radius of 190.00 feet, and whose long chord bears North  $52^{\circ}12'00''$  West, 231.33 feet.

thence North  $89^{\circ}42'00''$  West, 127.83 feet to the **POINT OF BEGINNING**, containing 20.71 acres, more or less.

The basis of bearing of this description is N  $00^{\circ}18'16''$  E said east right-of-way line of U.S. Highway 395 per the Map of Division of Land into Large Parcels for Roland and Joan P. Dreyer filed for record November 7, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 527149.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Andrew R. Lindsay, P.L.S. 15441  
P.O. Box 2229  
Minden, Nevada 89423



0225-009  
07/01/22

**DESCRIPTION  
DREYER 395 RANCH, LLC  
PARCEL 2**

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

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**BEGINNING** at the southeast corner of Parcel 1A per the Map of Division of Land into Large Parcels for Roland and Joan P. Dreyer filed for record November 7, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 527149, said point falling on the north right-of-way line of Ironwood Drive,

thence North 63°25'00" West, 331.56 feet to the beginning of a curve,

thence along the arc of a curve to the right through a central angle of 29°19'27", having a radius of 645.76 feet, and whose long chord bears North 48°45'16" West, 330.50 feet to a point of intersection with a non-tangential line.

thence North 55°29'25" East, 601.77 feet;

thence North 17°04'35" East, 280.14 feet;

thence North 15°45'54" West, 647.73 feet;

thence North 83°42'04" East, 222.46 feet;

thence South 00°06'32" West, 15.77 feet;

thence North 82°40'39" East, 257.19 feet;

thence South 14°07'45" East, 444.27 feet;

thence South 05°29'22" East, 936.87 feet;

thence South 74°33'56" West, 316.81 feet;

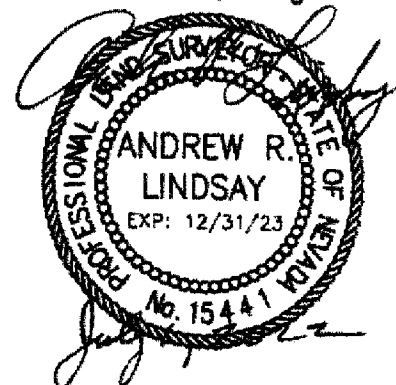
thence South 85°37'32" West, 212.27 feet;

thence South 05°36'55" West, 174.33 feet to the **POINT OF BEGINNING**,

containing 20.81 acres, more or less.

The basis of bearing of this description is N 00°18'16" E said east right-of-way line of U.S. Highway 395 per the Map of Division of Land into Large Parcels for Roland and Joan P. Dreyer filed for record November 7, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 527149.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Andrew R. Lindsay, P.L.S. 15441  
P.O. Box 2229  
Minden, Nevada 89423



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-30-501-010 (PTN)  
 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 ONLY  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Trust - js

3. Total Value/Sales Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 )  
 Transfer Tax Value \$ 0  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed  
 a. Transfer Tax Exemption, per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer to Trust without  
consideration  
 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 \_\_\_\_\_ Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Dreyer 395 Ranch, LLC, A Limited-Liability Company</u>	Print Name: <u>Dreyer Family Trust</u>
Address: <u>PO Box 254</u> <u>Minden, NV 89423</u>	Address: <u>PO Box 254</u> <u>Minden NV 89423</u>
City, State, Zip	City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 2202757-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410