

DOUGLAS COUNTY, NV **2022-991309**
RPTT:\$13357.50 Rec:\$40.00
\$13,397.50 Pgs=3 11/01/2022 01:00 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Park Ranch Holdings, LLC, a Nevada Limited Liability
Company
1300 Buckeye
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2204120-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.: 1219-15-002-021
R.P.T.T. \$13,357.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Eugene C Ezell and Dorothy G Ezell, Trustees or successor trustee(s) of the Ezell Family Trust dated November 18, 2015

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Park Ranch Holdings, LLC, 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.

Eugene C Ezell and Dorothy G Ezell,
Trustees or successor trustee(s) of the
Ezell Family Trust dated November 18,
2015

Eugene C Ezell
Eugene C Ezell, Trustee
Dorothy G Ezell
Dorothy G. Ezell, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 10/21/2022
by Eugene C Ezell and Dorothy G Ezell, Trustees or successor trustee(s) of the Ezell Family Trust
dated November 18, 2015

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02204120.



Escrow No. 2204120-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 13, in Block 2 as set forth on that certain PLANNED UNIT DEVELOPMENT 2014-1 OF JOB'S PEAK RANCH UNIT 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 13, 1997 in Book 697 at Page 3042 as Document No. 415114, Official Records and by Certificate of Amendment recorded February 5, 1999 in book 299, at Page 1198, as Document No. 460418, Official Records.

APN: 1219-15-002-021

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-15-002-021
 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: _____

3. a. Total Value/Sales Price of Property: \$ 3,425,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 3,425,000.00
 d. Real Property Transfer Tax Due: \$ 13,357.50

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Eugene C Ezell and Dorothy G Ezell,
 Trustees or successor trustee(s) of the Ezell
 Family Trust dated November 18, 2015
 Address: 4255 N Butler Street
 City: Las Vegas NV 89129
 State: Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Park Ranch Holdings, LLC, a Nevad
 aLimited Liability Company
 Address: 1300 Buckeye
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02204120-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED