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 Nevad aLimited 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

Engene C Ezell, Trustoe

Dorothy G. Fzell, Trustee

STATE OF NEVADA COUNTY OF QOUGLAS

SS:

This instrument was acknowledged before me on , 10 27 1702

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

NOTARY PUBLIC

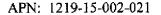
This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02204120.



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.





STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number(s)	\ \
a.	1219-15-002-021	
b. ⁻		\ \
C.		~ \ \
d.		
2.	Type of Property:	
ے. a.	☐ Vacant Land b. ☐ Single Fam. R	es. FOR RECORDERS OPTIONAL USE ONLY
C.	☐ Condo/Twnhse d. ☐ 2-4 Plex	Book Page
e.	☐ Apt. Bldg f. ☐ Comm'i/Ind'i	Date of Recording:
g.	☐ Agricultural h. ☐ Mobile Home	Notes:
i,	Other	
		A 0 405 000 00
3. a.	Total Value/Sales Price of Property:	\$ 3,425,000.00
b.	Deed in Lieu of Foreclosure Only (value of prope	
C.	Transfer Tax Value	\$ <u>3,425,000.00</u>
d.	Real Property Transfer Tax Due:	\$ <u>13,357.50</u>
4. <u>If Exemption Claimed</u>		
	a. Transfer Tax Exemption, per NRS 375.090,	, Section
	b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferred: 1/2/8		
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 a	and severally liable for any additional amount owed	1. I MONT
Signal	ture (MMM)	Capacity //////////
Signat	ture	Capacity
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)		
		Print Name: Park Ranch Holdings, LLC, a Nevad aLimited Liability Company
	es or successor trustee(s) of the Ezell y Trust dated November 18, 2015	acimiled clability Company
	ss: 4255 N Butler Street	Address: 1300 Buckeye
	Las Vegas NV 89129	City: Minden
State:		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