

DOUGLAS COUNTY, NV **2022-992658**  
RPTT:\$1950.00 Rec:\$40.00  
\$1,990.00 Pgs=3 12/22/2022 11:46 AM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Michael C Gilbert

1398 Madcap Lane

Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2204851-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.: 1320-28-000-043  
R.P.T.T. \$1,950.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Park Ranch Holdings 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 Michael C Gilbert, a married man

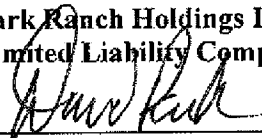
all that real property situated in the County of Douglas, State of Nevada, described as follows:

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.

Park Ranch Holdings LLC, a Nevada  
Limited Liability Company



David Park, Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

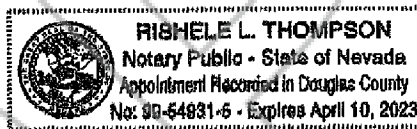
} ss:

This instrument was acknowledged before me on ,  
by David Park

12/20/2022

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02204851.



**Order No.: 02204851-RLT**

**EXHIBIT A**

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

All that certain real property situate within the north one-half (N ½) of Section 28 Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, State of Nevada, described as follows;

COMMENCING at the northwest corner of Parcel 15 as shown on the Map of division into Large parcels file for record June 15, 2009 in the Office of the Douglas county Recorder, as Document No. 745140;

Thence South 00°29'45" West, a distance of 197.53 feet to a point to a point on the easterly right-of-way line of Muller Parkway as described in the Grant, Bargain and Sale Deed to Douglas County, filed for record April 22, 2020 in the Office of the Douglas County Recorder as Document No. 2020-945079;

Thence along said easterly right-of-way line the following two (2) courses and distances;

Southeasterly 823.68 feet along the arc of a 1,502.50 foot radius curve to the right through a central angle of 31°24'36", non-tangent to the preceding course, with a radial bearing of North 34°45'19 East;  
South 23°50'05 East, a distance of 900.09 feet to the True Point of Beginning;

Thence leaving said easterly right-of-way line North 86°41'13" East, a distance of 346.11 feet;

Thence South 78°20'42" East, a distance of 168.00 feet to a point on the easterly line of said Parcel 15;

Thence along said easterly line the following two (2) courses and distances:

South 00°40'34" West, a distance of 781.22 feet;  
South 42°47'03" East; a distance of 247.86 feet to a point on the northerly right-of-way line of Buckeye Road as shown on said map;

Thence along said northerly right-of-way line of Buckeye Road, North 89°29'43" West, a distance of 147.87 feet to a point on the easterly right-of-way line of said Muller Parkway;

Thence along said easterly right-of-way line the following two (2) courses and distances:

North 43°15'48" West, a distance of 248.30 feet;  
North 23°50'05" West, a distance of 869.00 feet to the Point of Beginning.

Note: Document No. 2021-967182 is provided pursuant to the requirements of Section 6.NRS 111.312.

EXCEPTING THEREFROM all that portion described in Document No. 2020-945079, recorded April 22, 2020, Official Records of Douglas County, State of Nevada.

APN: 1320-28-000-043

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-28-000-043  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 500,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 500,000.00  
 d. Real Property Transfer Tax Due: \$ 1,950.00

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

5. Partial Interest: Percentage being transferred: 0 %

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 Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Park Ranch Holdings LLC, a Nevada Limited Liability Company  
 Address: 1300 Buckeye  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael C Gilbert  
 Address: 1398 Madcap Lane  
 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.: 02204851-020-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