

DOUGLAS COUNTY, NV **2023-995189**
 RPTT:\$34125.00 Rec:\$40.00
 \$34,165.00 Pgs=2 **04/03/2023 10:05 AM**
 STEWART TITLE COMPANY - NV
 SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1418-34-110-017
R.P.T.T.	\$34,125.00
File No.:	1929622 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jackson Rancheria Development Corporation, a Tribal corporation of the Jackson Band of Miwuk Indians	
P.O. Box 1090	
Jackson, CA 95642	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Danne L. Buchanan and CindyLee Shearman Buchanan, husband and wife as joint tenants with right of survivorship who acquired title as Danne Buchanan and Cindy Lee Buchanan, wife and husband as joint tenants with right of survivorship CindyLee Buchanan aka as CindyLee Shearman Buchanan** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jackson Rancheria Development Corporation, a Tribal corporation of the Jackson Band of Miwuk Indians**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 8 and the South 30 feet of Lots 5 and 6 in Block C as shown on the Official Map of LINCOLN PARK SUBDIVISION, filed in the office of the County Recorder on September 7, 1921, as Document No. 305, Official Records of Douglas County, State of Nevada.

EXCEPTING any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land waterward of the line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

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.

Dated: 3-28-2023

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

By: [Signature] Date: 3/28/2023
Danne L. Buchanan

By: [Signature] Date: 3/28/2023
CindyLee Shearman Buchanan

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 28 day of march, 2023
By: Danne L. Buchanan and CindyLee Shearman Buchanan *

Signature: [Signature]
Notary Public

My Commission Expires: 07-27-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-34-110-017
 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 2 single family units

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 8,750,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 8,750,000.00
 d. Real Property Transfer Tax Due \$ 34,125.00

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

5. Partial Interest: Percentage being transferred: _____ %
 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 DA Capacity Grantor Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Danne L. Buchanan and CindyLee Shearman Buchanan
 Address: 1321 Upland Drive PMB 2821
 City: Houston
 State: TX Zip: 77043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jackson Rancheria Development Corporation, a Tribal corporation of the Jackson Band of Miwuk Indians
 Address: P.O. Box 1090
 City: Jackson
 State: CA Zip: 95642

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1929622 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410