

A.P.N.: 1022-15-002-001  
File No: 143-2663017 (et)  
R.P.T.T.: \$1,287.00

When Recorded Mail To: Mail Tax Statements To:  
Michael Lane, II  
3824 Sapphire Road  
Wellington, NV 89444

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Kenneth Arlen Harn and Beatrice Harn, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Michael Lane, II, a single man

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

**ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE WEST 1/2 OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.M. DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 1 AND 13 OF BLOCK "I" AS SHOWN ON THE OFFICIAL MAP OF TOPAZ RANCH ESTATES UNIT NO. 4 FILED FOR RECORD IN BOOK 81 AT PAGE 214 AS DOCUMENT NO. 50212, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE EAST CORNER COMMON TO SAID LOTS 1 AND 13 AS SHOWN ON SAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 13, SOUTH 22° 30' 10" WEST A DISTANCE OF 244.01 FEET; THENCE SOUTH 67° 29' 50" WEST A DISTANCE OF 88.0 FEET; THENCE LEAVING SAID EASTERLY AND NORTHERLY LINES NORTH 47° 44' 51" WEST A DISTANCE OF 75.44 FEET; THENCE NORTH 32° 44' 26" WEST A DISTANCE OF 52.87 FEET; THENCE NORTH 30° 04' 24" WEST A DISTANCE OF 107.75 FEET; THENCE NORTH 45° 06' 04" WEST A DISTANCE OF 196.67 FEET; TO A POINT ON THE NORTHERLY LINE OF AFORESAID LOT 1; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 1 THROUGH A CURVE TO THE LEFT WITH A TANGENT BEARING OF NORTH 43° 04' 57" EAST A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 14° 05' 21" AND AN ARC LENGTH OF 65.16 FEET AND WHOSE CHORD BEARS NORTH 35° 02' 16" EAST A DISTANCE OF 65.00 FEET; THENCE SOUTH 62° 00' 24" EAST A DISTANCE OF 258.59 FEET TO THE TRUE POINT OF BEGINNING.**

**REFERENCE IS MADE TO RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR GEORGE E. METCALF AND GRACE KELLY FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON JUNE 29, 1992 IN BOOK 692, PAGE 5310, DOCUMENT NO. 282148, OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 31, 2017 AS INSTRUMENT NO. 2017-894053 OF OFFICIAL RECORDS.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


Kenneth Arlen Harn  
Kenneth Arlen Harn

Beatrice Harn  
Beatrice Harn

STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 4.21.2023 by  
**Kenneth Arlen Harn and Beatrice Harn.**

[Signature]  
Notary Public  
(My commission expires: 5/3/25)

 **E. TOBIAS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 17-2785-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2663017.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1022-15-002-001  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$330,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$330,000.00  
 d) Real Property Transfer Tax Due \$1,287.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: agent  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Kenneth Arlen Harn and Beatrice Harn  
 Address: 3824 Sapphire Road  
 City: Wellington  
 State: NV      Zip: 89444

Print Name: Michael Lane, II  
 Address: 3824 Sapphire Road  
 City: Wellington  
 State: NV      Zip: 89444

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2663017 et/ et  
 State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)