

A.P.N.: 1220-10-401-025
File No: 143-2663236 (et)
R.P.T.T.: \$4,114.50

When Recorded Mail To: Mail Tax Statements To:
Douglas S. Callon and Kimberly Ann Callon
1501 Niblick Dr
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Deadlog, LLC, a Nevada limited liability company

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

Douglas S. Callon and Kimberly Ann Callon, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.M., COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHERLY LINE OF GARDNERVILLE RANCHOS UNIT NO. 1 SUBDIVISION, AS PER MAP RECORDED IN BOOK 1 OF MAPS, FILE NO. 26665, FILED NOVEMBER 30, 1964, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AT THE LOT CORNER COMMON TO LOTS 9 AND 10 OF SAID SUBDIVISION, THENCE LEAVING SAID NORTHERLY LINE AND LOT CORNER NORTH 59° 02' 10" EAST, 116.62 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE EASTERLY LINE OF THE PARCEL OF LAND CONVEYED TO RICHARD D. MAGGACH AND SHIRLEY MAGGACH, HIS WIFE, AS JOINT TENANTS, IN DEED RECORDED JANUARY 18, 1971, BOOK 82, PAGE 677, DOCUMENT NO. 50922, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF THE MAGGACH'S LAND, NORTH 13° 06' 20" EAST, 329.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DEED TO THE MAGGACH'S; THENCE SOUTH 76° 53' 40" EAST, 455.52 FEET; THENCE SOUTH 00° 28' 53" WEST, 474.95 FEET TO THE NORTHERLY BOUNDARY LINE OF THE GARDNERVILLE RANCHOS UNIT #1 SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 69° 15' 31" WEST 211.24 FEET TO THE CORNER TO LOTS 10 AND 11 OF SAID SUBDIVISION,

THENCE LEAVING SAID CORNER AND BOUNDARY NORTH 56° 07' 28" WEST 154.03 FEET; THENCE NORTH 62° 39' 04" WEST 212.63 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH A TEN (10) FOOT APPURTENANT RIGHT-OF-WAY FOR INGRESS AND EGRESS, THE NORTHERLY LINE OF SAID RIGHT-OF-WAY IS TRAVERSING PARCEL'S A AND B AS SET FORTH ON PARCEL MAP RECORDED APRIL 29, 1991 AS DOCUMENT NO. 249548 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL 1: HEREIN -ABOVE DESCRIBED; THENCE NORTH 76° 53' 40" WEST 650.68 FEET.

PARCEL 3:

ALSO TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT FOR ROADWAY PURPOSES AND INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY AND ANY SUBSEQUENT DIVISION OR SUBDIVISIONS THEREOF, AS CREATED IN THOSE CERTAIN ROADWAY AGREEMENTS ENTERED INTO BY AND BETWEEN C.E. SWIFT, ET AL, RECORDED DECEMBER 28, 1961; IN BOOK 10, PAGE 17, AND ALSO RECORDED JANUARY 14, 1964, IN BOOK 21, PAGE 394, BOTH RESPECTIVELY OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OVER A STRIP OF LAND 40 FEET IN WIDTH, BEING 20 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 9, 10, 15 AND 16, IN SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., THENCE SOUTH 89° 48' EAST, A DISTANCE OF 1,316.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11° 33' 51" EAST, 1,829.64 FEET; THENCE NORTH 31° 26' 09" WEST 29.68 FEET; THENCE NORTH 11° 33' 51" EAST 100 FEET TO THE NORTHERN TERMINUS THEREOF. THE NORTHERN TERMINUS OF SAID 40 FOOT ROADWAY BEING A CURVE WITH A RADIUS OF 50 FEET BEARING NORTH 11° 33' 51" EAST THROUGH A CENTRAL ANGLE OF 46° 15', AN ARC DISTANCE OF 40.36 FEET.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JANUARY 17, 2017, AS INSTRUMENT NO. 2017-893467, 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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-10-401-025
 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: \$1,055,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,055,000.00
 d) Real Property Transfer Tax Due \$4,114.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Grantor
 Signature: _____ Capacity: _____

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

Print Name: Deadlog, LLC, a Nevada limited liability company
 Address: 4392 North Prairie
 City: Willow Pt
 State: Colorado Zip: 94521

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

Print Name: Douglas S. Callon and Kimberly Ann Callon
 Address: 1501 Niblick Dr
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: First American Title Insurance Company File Number: 143-2663236 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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