

APN: 1320-08-410-024

RECORDING REQUESTED BY:

Brent Stevens  
637 Derby Ct.  
Gardnerville, NV 89410

AFTER RECORDATION, RETURN BY MAIL TO:

BDM3 Investments, LLC  
637 Derby Ct.  
Gardnerville, NV 89410



SHAWNYNE GARREN, RECORDER E09

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 6 day of JUNE, 2023, Brent Stevens, a married man, does hereby Grant, Bargain, Sell and Convey to BDM3 Investments, LLC, a Nevada limited liability company, and to the heirs and assigns of such Grantees forever, his interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Brent Stevens

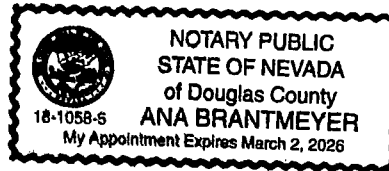
STATE OF NEVADA )  
                                          ) ss.  
COUNTY OF DOUGLAS )

6th June 23  
6 day of JUNE, 20 23

This instrument was acknowledged before me on the 6 day of JUNE, 20 23, by Brent Stevens.

Notary Public

1  
Power



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

**PARCEL 1**

:

All that certain piece or parcel of land situate in the SW ¼ of Section 8, Township 13 North, Range 20 East, M.D.M., and more particularly described as follows:

Parcel 2E of Building 2 as shown on Record of Survey, according to the map thereof, filed in the office of the County Recorder of Douglas County State of Nevada, on October 7 2004, in Book 1004, Page 2400, as File No. 626022, Official Records, being more particularly described as follows:

Commencing at the Southwest property corner of Tract 6, Block "B" as shown on Document # 426476 thence North 20°32'32" East, 30.79 feet; thence North 00°01'04" East, 160.00 feet to the POINT OF BEGINNING, Thence through the following courses;

1. North 00°01'04" East, 40.01 feet;
2. South 89°58'56" East, 48.00 feet;
3. South 00°01'04" West, 40.01 feet;
4. North 89°58'56" West, 48.00 feet to the POINT OF BEGINNING

**PARCEL 2:**

A non-exclusive easement for ingress and egress as defined in that certain declaration of Covenants Conditions, and Restrictions for Park Place recorded June 10 2005, in Book 0605, Page 4249, as Instrument No. 646561 in the Office of the Douglas County Recorder Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 2023-992972 on 01/04/2023.

APN: 1320-08-410-024.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-18-310-028  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>6/16/23</u>	
NOTES: <u>operatory agri. ok</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 9  
 b. Explain Reason for Exemption: Transfer witout consideration to limited liability company owned 100% by the grantor

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] Capacity \_\_\_\_\_ Grantor

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Brent Stevens  
 Address: 637 Derby Ct  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: BDM3 Investments, LLC  
 Address: 637 Derby Ct  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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