

DOUGLAS COUNTY, NV

2023-998616

RPTT:\$38220.00 Rec:\$40.00

\$38,260.00 Pgs=3

07/17/2023 11:49 AM

SIGNATURE TITLE - ZEPHYR COVE

SHAWNYNE GARREN, RECORDER

A.P.N.: 1418-27-210-036

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Philip Wood
10216 Stony Ridge Dr
Las Vegas, NV 89144

Escrow No.: ZC3457-JL

RPTT \$38,220.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Fred Ramirez, an unmarried man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Philip Wood, A Single Man

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

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

Fred Ramirez
Fred Ramirez


STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 6/28/23

by Fred Ramirez

Jane (seal)
Notary Public

 J. LANE
Notary Public-State of Nevada
APPT. NO. 98-1380-5
My Appt. Expires 04-09-2025

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

All that portion of Amended Lot C, Amended Lots D, and Amended Lot E as shown on that Record of Survey for Leslie McLaren, filed for record on August 24, 2011 as Document Number 788513 being more particularly described as follows:

Beginning at the Northerly property common to said Amended Lot C and Amended Lot E,

Thence South 89°46'30" East 34.87 feet;
Thence South 10°54'33" East 114.54 feet;
Thence South 81°53'36" East 98.29 feet;
Thence South 00°07'17" West 45.68 feet;
Thence South 16°42'00" West 77.24 feet;
Thence along a non-tangent curve concave to the East with a radius of 80.00 feet, a central angle of 10°16'01", and an arc length of 14.34 feet, the chord of said curve bears North 19°09'12" West 14.32 feet;
Thence North 14°01'11" West 49.34 feet;
Thence along a tangent curve concave to the Southwest with a radius of 64.00 feet, a central angle of 63°56'38", and an arc length of 71.43 feet, the chord of said curve bears North 45°59'30" West 67.78 feet;
Thence North 79°02'30" West 47.45 feet;
Thence North 85°45'48" West 137.72 feet;
Thence North 63°55'00" West 161.81 feet to the approximate Low-Water Line of Lake Tahoe;
Thence along said approximate Low-Water Line of Lake Tahoe the following two (2) courses:
North 09°01'58" East 9.69 feet
North 01°41'18" West 38.79 feet

Thence South 89°46'30" East 247.68 feet to the Point of Beginning.

The Basis of Bearing for this description is based upon the above referenced Record of Survey for Leslie McLaren, filed for record on August 24, 2011 as Document Number 788513. Being the Bearing North 63°55'00 West, as measured between found monuments.

"Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to N.R.S. 321.595 and also excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if lake level has been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the state or by quiet title action in which the state is a party."

APN:1418-27-210-036

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1418-27-210-036
- 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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$9,800,000.00
 Transfer Tax Value \$9,800,000.00
 Real Property Transfer Tax Due: \$38,220.00

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 

Grantor 

Signature Philip Wood

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Fred Ramirez
 Address: 2225 Park Place
Minden, NV 89423

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Philip Wood
 Address: 10216 Stony Ridge Dr
Las Vegas NV 89144

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

Print Name: Signature Title Company LLC Escrow #: ZC3457-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED