

DOUGLAS COUNTY, NV **2023-999820**
RPTT:\$32370.00 Rec:\$40.00
\$32,410.00 Pgs=3 **08/23/2023 01:45 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1318-24-404-013, 1318-24-404-012
R.P.T.T.	\$32,370.00
File No.:	2005507 rc
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Emigh Land LP, a California Limited Partnership	
5814 Pedrick Road	
Dixon, CA 95620	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Thomas D. Sumrall and Glenda R. Sumrall, Co-Trustees of THE SUMRALL LIVING TRUST, U/A dated April 8, 1995, as Restated on March 27, 2013 (who erroneously acquired title as Thomas D. Sumrall and Glenda R. Sumrall, Co-Trustees of The Thomas D. Sumrall Qualified Personal Residence Trust, dated March 14, 2002)** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Emigh Land LP, a California Limited Partnership**, 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.

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: August 18, 2023

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

THE SUMRALL LIVING TRUST, U/A dated April 8,
1995/ as Restated on March 27, 2013

By: *Thomas D. Sumrall*
Thomas D. Sumrall, Co-Trustee

By: *Glenda R. Sumrall*
Glenda R. Sumrall, Co-Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 18th day of August, 2023
By: Thomas D. Sumrall and Glenda R. Sumrall, Co-Trustees of THE SUMRALL LIVING TRUST, U/A
dated April 8, 1995, as Restated on March 27, 2013

Signature: *[Signature]*

Notary Public
Roberta Crown Rogers

My Commission Expires: 11.2.24

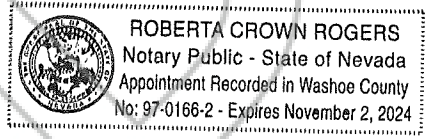


EXHIBIT "A" LEGAL DESCRIPTION

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

PARCEL 1:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 13 North, Range 18 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Section corner common to Sections 23, 24, 25, and 26, Township 13 North, Range 18 East M.D.B & M.; thence along the South line of said Section 24, North 89°54' East, a distance of 657.68 feet to the Southeast corner of the parcel conveyed to Clyde Barber and Lucille Barber, by deed recorded in Book E-1 of Deeds, at Page 77, Douglas County, Nevada; thence continuing along the South line of said Section 24, North 89°54' East, a distance of 164.42 feet; thence North 0°07' West, a distance of 530.92 feet to the Point of Beginning; thence continuing North 0°07' West, a distance of 328.52 feet to the centerline of Kingsbury Grade Road, as said Road existed June 1, 1956; thence North 67°10' East along said centerline, a distance of 357.40 feet; thence South 0°07' East, a distance of 466.93 feet; thence South 89°57' West, a distance of 329.68 feet to the Point of Beginning.

EXCEPTING THEREFROM all that portion lying within Highway 207 (Kingsbury Grade) by Deed recorded January 26, 1962 in Book 10, Page 325, Document No. 19471, Official Records.

PARCEL 1A:

An easement to maintain, repair and replace a pipeline servicing said Parcel 1 by Deed recorded March 28, 1963, in Book 16, Page 479, as Document No. 22113.

PARCEL 2:

North 1/2 of that certain portion of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 13 North, Range 18 East M.D.B. & M., County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the Section corner common to Sections 23, 24, 25 and 26, Township 13 North, Range 18 East, M.D.B. & M.; thence along the South line of said Section 24, North 89°54' East, a distance of 657.68 feet to the Southeast corner of the parcel conveyed to Clyde Barber and Lucille Barber, by Deed recorded February 18, 1959 in Book E-1 of Deeds, Page 77, Douglas County, Nevada, records; thence continuing along the South line of said Section North 89°54' East, a distance of 164.42 feet; thence North 0°07' West a distance of 530.92 feet to the Point of Beginning; thence North 89°57' East, a distance of 248.00 feet; thence South 0°07' East, a distance of 205.00 feet; thence South 89°57' West, a distance of 248.00 feet; thence North 0°07' West, a distance of 205.00 feet to the Point of Beginning.

The above metes and bounds description appeared previously in that certain document recorded September 5, 2008, in Book 0908, Page 1042, as instrument No. 729439.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-24-404-013
 b) 1318-24-404-012
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 8,300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 8,300,000.00
 d. Real Property Transfer Tax Due \$ 32,370.00

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 _____ Capacity _____ Escrow agent _____
 Signature _____ Capacity _____ Escrow agent _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Thomas D. Sumrall and Glenda R. Sumrall, Co-Trustees of THE SUMRALL LIVING TRUST, U/A dated April 8, 1995, as Restated on March 27, 2013
 Address: 161 Sierra Colina
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Emigh Land LP, a California Limited Partnership
 Address: 5814 Pedrick Road
 City: Dixon
 State: CA Zip: 95620

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2005507 rc
 Address: 540 W Plumb Ln, Suite 100
 City: Reno State: NV Zip: 89509