

**APN: 1121-22-000-005**

**RECORDING REQUESTED BY:**

Kody Dunn



SHAWNYNE GARREN, RECORDER

E06

AFTER RECORDATION, RETURN BY MAIL TO:

Kody Dunn  
558 New Hope Dr.  
Gardnerville, NV 89410

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** On this 18 day of December, 2023, Leah Dunn, an unmarried woman, does hereby Grant, Bargain, Sell and Convey to Kody Dunn, an unmarried man, and to the heirs and assigns of such Grantee forever, her 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.

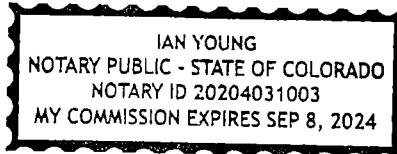
**IN WITNESS WHEREOF,** the said first party has signed and sealed these presents the day and year first above written.

*Leah Dunn*  
\_\_\_\_\_  
Leah Dunn

STATE OF Colorado )  
 ) ss.  
COUNTY OF El Paso )

This instrument was acknowledged before me on the 18<sup>th</sup> day of Dec, 2023 by Leah Dunn.

*Ian Young*  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

PARCEL 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE NORTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B.&M., PROCEED NORTH 00°01'54" EAST, 988.98 FEET TO THE TRUE POINT OF BEGINNING, WHICH IS THE SOUTHEAST CORNER; THENCE WEST 89°51'10" WEST, 1,319.60 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 00°04'23" WEST, 329.64 FEET TO THE NORTHWEST CORNER; THENCE SOUTH 89°51'14" EAST, 1,320.26 FEET TO THE NORTHEAST CORNER; THENCE SOUTH 00°01'54" WEST, 329.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OR RIGHT-OF-WAY FOR INGRESS AND EGRESS ACROSS THE NORTH 25 FEET OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ AND ALSO THE SOUTH 25 FEET OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ AND ALSO THE EAST 50 FEET OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ ALL IN SECTION 22, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B.&M., WHICH EASEMENT OR RIGHT-OF-WAY SHALL BE A COMMON EASEMENT AND SHALL INURE TO THE BENEFIT AND USE OF THE PARTIES OF THE FIRST PART, THEIR HEIRS, EXECUTORS AND ASSIGNS FOREVER, AS WELL AS TO THE BENEFIT AND USE OF THE PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS AND ASSIGNS FOREVER.

PARCEL 3

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OR RIGHT-OF-WAY FOR A ROAD, 60 FEET WIDE FROM THE NORTHWEST CORNER TO THE HIGHWAY, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 23, WHICH IS LOCATED NORTH 01°1' EAST, 1,267.40 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23;  
THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼, SOUTH 89°29' EAST, 402.56 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 395;  
THENCE ALONG THE HIGHWAY SOUTH 28°22' EAST, 68.19 FEET; THENCE NORTH 89°59' WEST 434.91 FEET 60 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SECTION LINE;  
THENCE ALONG THE SECTION LINE NORTH 0°1' EAST, 60 FEET TO THE POINT OF BEGINNING;  
WHICH EASEMENT OR RIGHT-OF-WAY SHALL BE A COMMON EASEMENT AND SHALL INURE TO THE BENEFIT AND USE OF THE PARTIES OF THE FIRST PART, THEIR HEIRS, EXECUTORS AND ASSIGNS FOREVER, AS WELL AS TO THE BENEFIT AND USE OF THE PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, AND ASSIGNS FOREVER.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AT DOCUMENT NO.834579, IN BOOK 1113, PAGE 5531, ON 11/25/2013.

APN: 1121-22-000-005

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1121-22-000-005
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 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 # 6
  - b. Explain Reason for Exemption: A transfer of title between former spouses in compliance with a decree of divorce

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 Grantee

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

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

Print Name: Leah Dunn

Address: 558 New Hope Dr.

City: Gardnerville

State: NV Zip: 89410

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

Print Name: Kody Dunn

Address: 558 New Hope Dr.

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)