

DOUGLAS COUNTY, NV **2024-1003964**
RPTT:\$2336.10 Rec:\$40.00
\$2,376.10 Pgs=4 01/18/2024 10:59 AM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Martin F. Paisley and Michele' R. Ardaiz-Paisley,
Trustees of the Paisley Family Trust dated November
19, 2013
P.O BOX 1202
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2303012-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-11-002-012
R.P.T.T. \$2,336.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Nevada Heritage LLC a Nevada limited liability company
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Martin F. Paisley and Michele' R. Ardaiz-Paisley, Trustees of the
Paisley Family Trust dated November 19, 2013

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Nevada Heritage LLC a Nevada limited liability company

Jeffrey R Jarboe

By: CPB Holdings, LTD, Managing Member
Jeffrey Jarboe, CFO

STATE OF NEVADA
COUNTY OF DOUGLAS

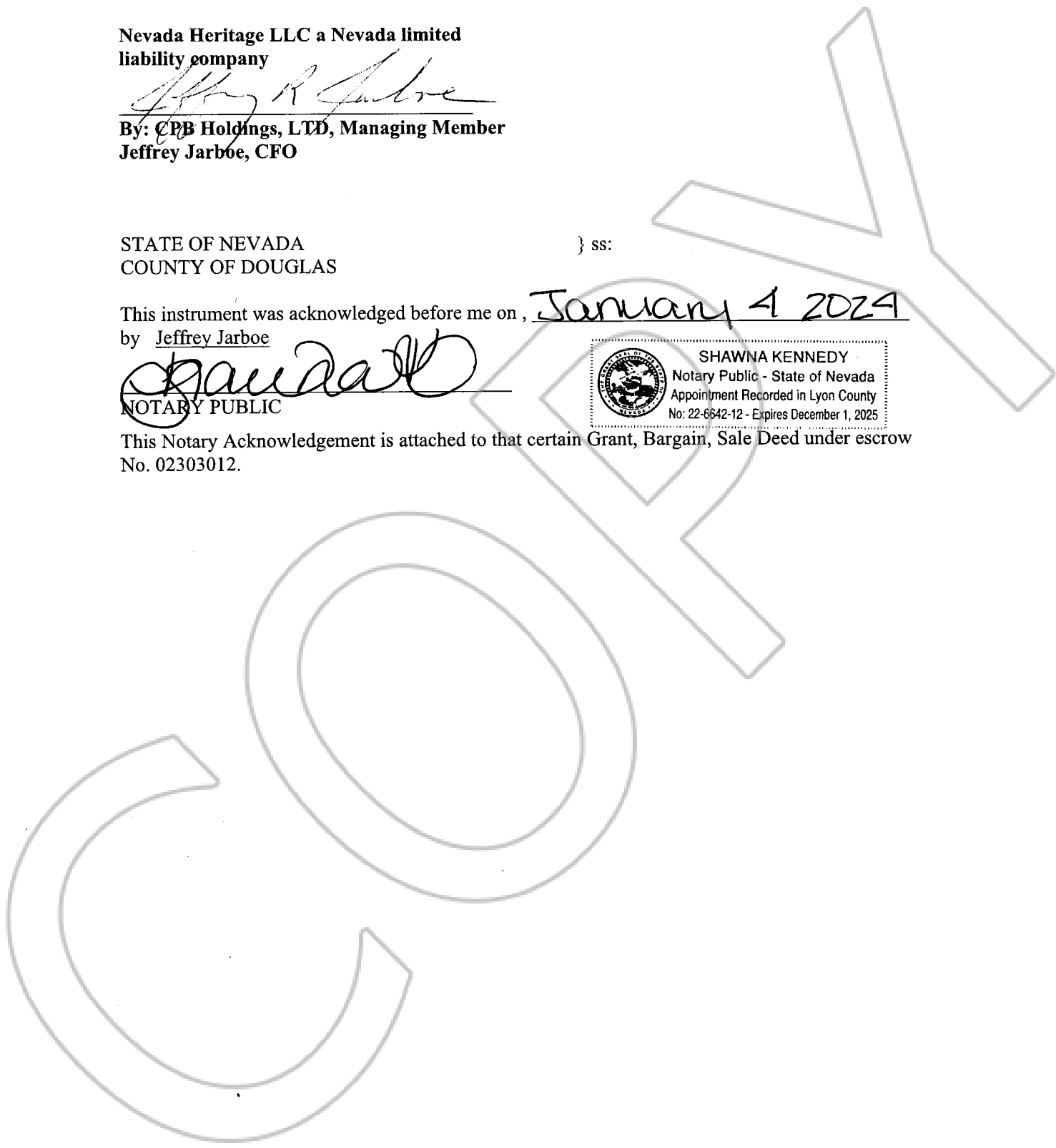
} ss:

This instrument was acknowledged before me on, January 1 2024
by Jeffrey Jarboe

Shawna Kennedy
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02303012.



Escrow No. 2303012-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1A

All that certain property situate in Section 11, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, State of Nevada, more particularly described as follows:

Lot 41 as shown on Record of Survey for Bernard Furlan and Angelo Giusti, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on January 27, 1983, in Book 183, Page 1298, as File No. 75477, Official Records.

PARCEL 1B

TOGETHER WITH a non-exclusive road easement over and across the Parcels of land as set forth on the Land Division Map, Document No. 19092 being a portion of Parcel 2 Land Division Map, Document No. 19092, being portions of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21 and 22, Township 13 North, Range 20 East, M.D.B. & M., filed for record in the Office of the County Recorder of Douglas County, Nevada on November 2, 1978, as Document No. 27700, excepting therefrom all those certain road easements traversing the herein above first mentioned parcels of land.

APN 1320-11-002-003

PARCEL 2A

All that certain property situate in Section 11, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, State of Nevada, more particularly described as follows:

A portion of Lot 42 as shown on Record of Survey for Bernard Furlan and Angelo Giusti, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on January 27, 1983, in Book 183, Page 1298, as File No. 75477, Official Records.

EXCEPTING THEREFROM that portion thereof lying Westerly of the Easterly line of East Valley Road as conveyed to Douglas County, a political subdivision of the State of Nevada by Deed for Public Right of Way recorded January 7, 2005, in Book 0105, Page 3339, as File No. 634132, Official Records

PARCEL 2B

TOGETHER WITH a non-exclusive road easement over and across the Parcels of land as set forth on the Land Division Map, Document No. 19092 being a portion of Parcel 2 Land Division Map, Document No. 19092, being portions of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21 and 22, Township 13 North, Range 20 East, M.D.B. &M., filed for record in the Office of the County Recorder of Douglas County, Nevada on November 2, 1978, as Document No. 27700, excepting therefrom all those certain road easements traversing the herein above first mentioned parcels of land.

APN 1320-11-002-012



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-11-002-012
 b. 1320-11-002-003
 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: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 599,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 599,000.00
 d. Real Property Transfer Tax Due: \$ 2,336.10

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 *Suz Deenee* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Nevada Heritage LLC a Nevada limited liability company
 Address: 1597 Esmeralda Avenue
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Martin F. Paisley and Michele' R. Ardaiz-Paisley, Trustees of the Paisley Family Trust dated November 19, 2013
 Address: P.O BOX 1202
 City: Zephyr cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303012-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED