

DOUGLAS COUNTY, NV  
RPTT:\$1365.00 Rec:\$40.00  
\$1,405.00 Pgs=4

**2024-1004454**

**02/02/2024 09:34 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-14-001-016  
R.P.T.T.: \$1,365.00  
Escrow No.: 24039500-ES  
When Recorded Return To:  
The Troy C. Wandler 2002 Trust  
2656 Nye Dr.  
Minden, NV 89423

Mail Tax Statements to:  
The Troy C. Wandler 2002 Trust  
2656 Nye Dr.  
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**BJ Land and Cattle Co. L.C., a Nevada Limited Liability Company**

do(es) hereby Grant, Bargain, Sell and Convey to

**Troy C. Wandler, Trustee of The Troy C. Wandler 2002 Trust**

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 31<sup>st</sup> day of January, 2024.

BJ Land and Cattle Co. L.C., a Nevada Limited Liability Company

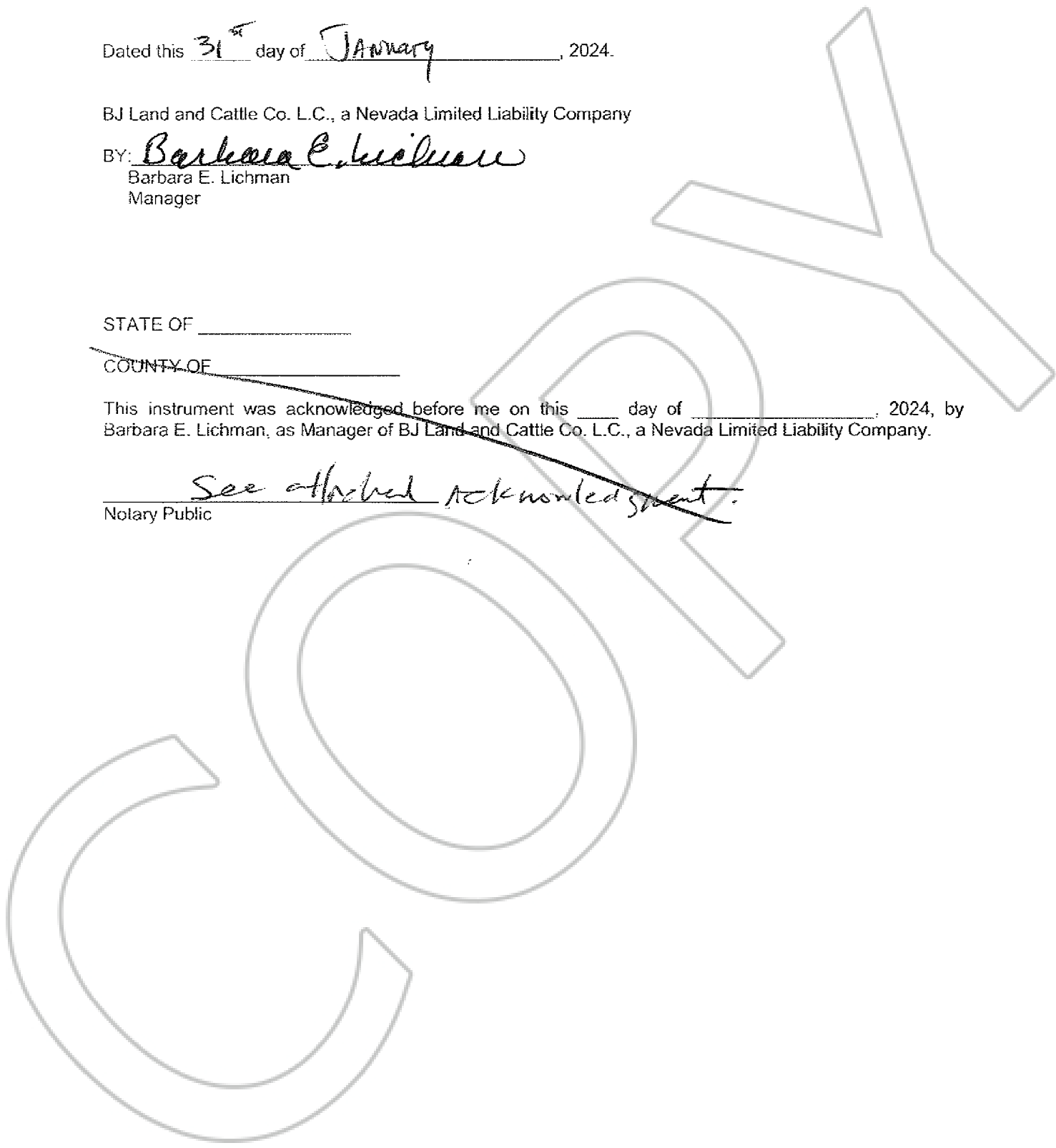
BY: Barbara E. Lichman  
Barbara E. Lichman  
Manager

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Barbara E. Lichman, as Manager of BJ Land and Cattle Co. L.C., a Nevada Limited Liability Company.

See attached Acknowledgment.  
\_\_\_\_\_  
Notary Public



# CALIFORNIA NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of ORANGE

On 1/31/2024 before me, Bret P Hoffer, Notary Public,  
(insert the name and title of the officer)

personally appeared BARBARA E. Lichman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

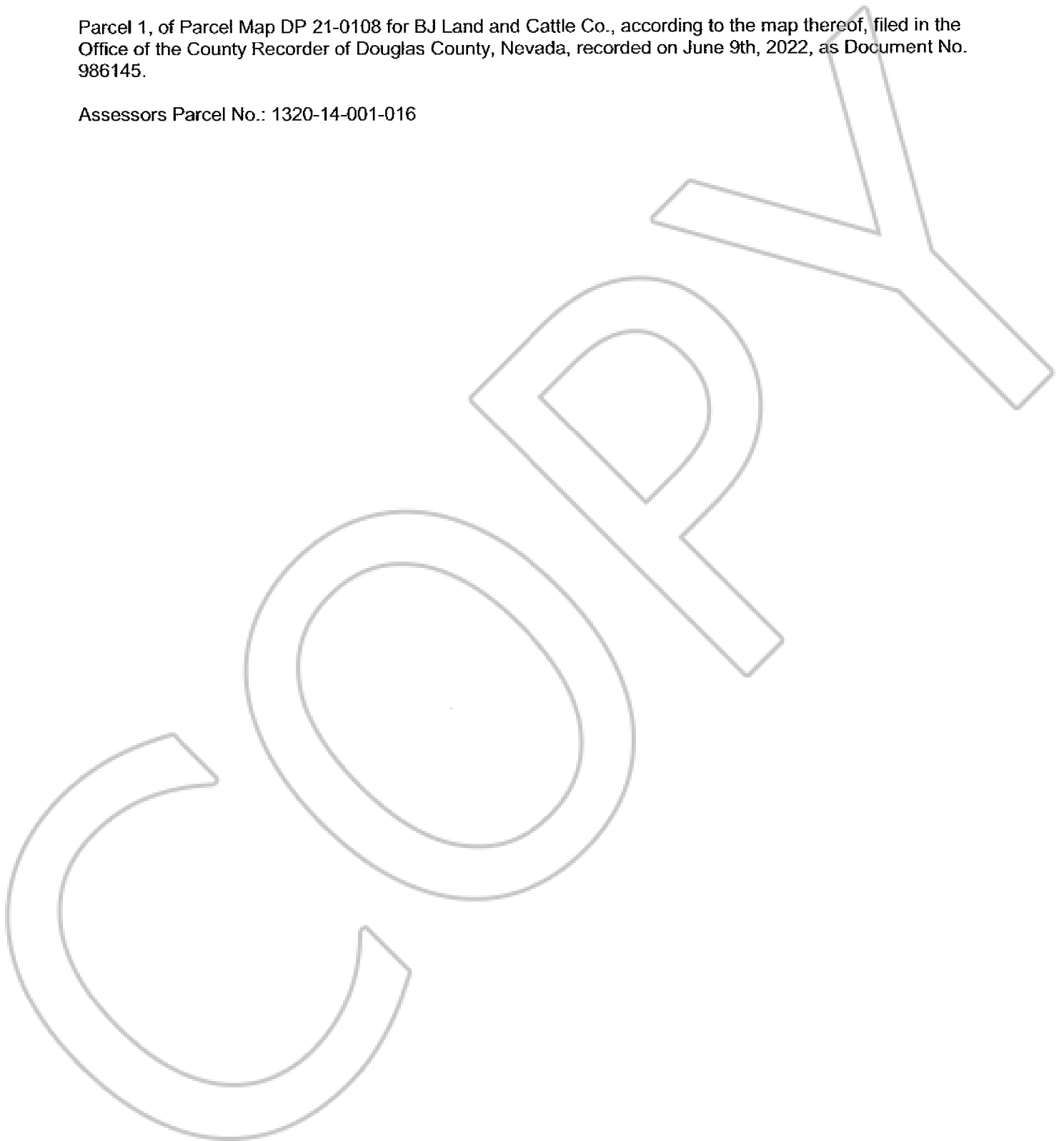
Signature  (SEAL)



## EXHIBIT "A"

Parcel 1, of Parcel Map DP 21-0108 for BJ Land and Cattle Co., according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on June 9th, 2022, as Document No. 986145.

Assessors Parcel No.: 1320-14-001-016



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-14-001-016  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex            |
| e) <input type="checkbox"/> Apt. Bldg.             | f) <input type="checkbox"/> Comm'l/Ind'l        |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home         |
| <input type="checkbox"/> Other: _____              |   |

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- |   |                     |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$350,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$350,000.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$1,365.00</u>   |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: ESCROW HOLDER  
 Signature: \_\_\_\_\_ Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: <u>BJ Land and Cattle Co. L.C., a Nevada Limited Liability Company</u>	Print Name: <u>Troy C. Wandler, Trustee of The Troy C. Wandler 2002 Trust</u>
Address: <u>1320 Mariners Dr.</u>	Address: <u>2656 Nye Dr.</u>
City: <u>Newport Beach</u>	City: <u>Minden</u>
State: <u>CA</u> Zip: <u>92660</u>	State: <u>Nevada</u> Zip: <u>89423</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039500-ES  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED