

DOUGLAS COUNTY, NV
RPTT:\$1462.50 Rec:\$40.00
\$1,502.50 Pgs=4
TOIYABE TITLE
SHAWNYNE GARREN, RECORDER

2024-1004761

02/14/2024 02:30 PM

APN: 1022-29-301-003

RPTT: \$1,462.50

Escrow No.: TTL-24-2267

When recorded return to:

The Retreat at Topaz Lake, LLC, a Nevada limited liability company

1865 Berkeley Drive

Reno, NV 89509

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Karrie M. Baker and John A. Baker, wife and husband as joint tenants with right of survivorship

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to The Retreat at Topaz Lake, LLC, a Nevada limited liability company

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada 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

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-24-2267
Page Two

Witness my hand(s) this 9th day of February, 2024.



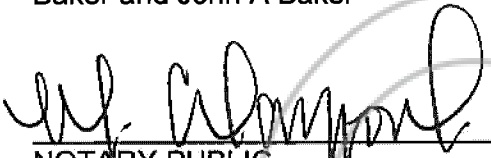
Karrie M. Baker



John A. Baker

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on this 9th day of February, 2024 by Karrie M Baker and John A Baker***



NOTARY PUBLIC



Exhibit "A"

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

All that real property situate within a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of section 29, Township 10 North, Range 22 East, M.D.M., Douglas County, State of Nevada, further described as a portion of Parcel No. 3, as shown on the Record of Survey Map for Gregory Parcels No. 1, 2, and 3, recorded November 17, 1971, as Document No. 55513, in the Official Records of Douglas County, State of Nevada, and a portion of Parcel No. 4, as described by that Declaration of Consolidation, filed for record on May 11, 1999, in Book 599, Page 2001, Document No. 467760, in the Official Records of Douglas County, State of Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of Parcel No. 3, as shown on said Record of Survey Document No. 55513, said point being on the South right-of-way of Sandy Bowers Avenue:

thence along said South right-of-way of Sandy Bowers Avenue, East, 193.73 feet;

thence leaving said South right-of-way of Sandy Bowers Avenue, South $11^{\circ}27'59''$ East, 198.34 feet;

thence South $80^{\circ}59'59''$ West, 32.78 feet;

thence South $09^{\circ}00'01''$ East, 39.00 feet;

thence North $80^{\circ}59'59''$ East, 25.00 feet;

thence South 177.38 feet to a point on the South line of Parcel No. 4 as described by that Declaration of Consolidation, Document No. 467760;

thence along said South line of Parcel 4, West 46.11 feet to the beginning of a non-tangent curve concave to the Southwest, having a tangent bearing of North $23^{\circ}25'28''$ West, said point being on the Easterly right-of-way of U.S. 395;

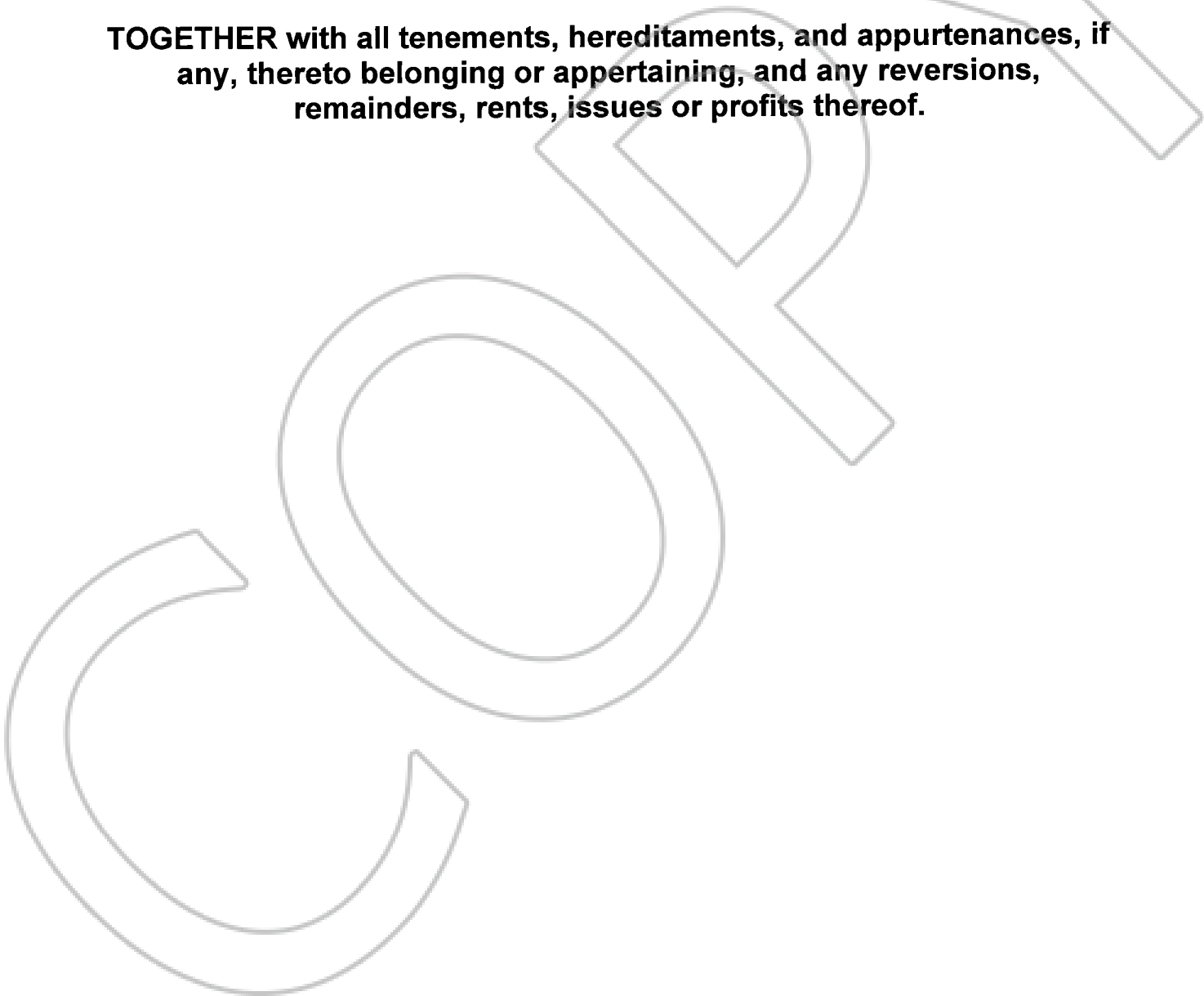
thence along said curve and said Easterly right-of-way of U.S. 395, having a radius of 4,575.00 feet, a central angle of $00^{\circ}54'32''$ an arc length of 72.57 feet;

thence continuing along said Easterly right of way U.S. 395, North $24^{\circ}20'00''$ West, 378.79 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas Count, Nevada on February 15, 2019, as Document No. 925797 of Official Records.

“Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.”

TOGETHER with all tenements, hereditaments, and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1022-29-301-003
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-------------------------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input checked="" type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other: _____ (please specify) | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$375,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$375,000.00</u>
Real Property Transfer Tax Due:	<u>\$1,462.50</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: _____ %

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 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 [Handwritten Signature] Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Karrie M Baker
Address: 1929 S Highway 395
City: Gardnerville
State: NV **Zip:** 89410

(REQUIRED)
Print Name: The Retreat at Topaz Lake, LLC
Address: 1865 Berkeley Drive
City: Reno
State: NV **Zip:** 89509

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Toiyabe Title **Escrow #** TTL-24-2267
Address: 5496 Reno Corporate Drive
City: Reno **State:** NV **Zip:** 89511