

DOUGLAS COUNTY, NV  
RPTT:\$390.00 Rec:\$40.00  
\$430.00 Pgs=3  
02/22/2024 09:34 AM  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1022-29-401-001
<b>R.P.T.T.</b>	\$ 390.00
<b>File No.:</b>	2234352 AMG
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
L S McIntire Trust dated Aug 29, 2018	
878 Bollen Circle	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Vacant Land Now LLC, a Pennsylvania member-managed limited liability company**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Loretta S McIntire, Trustee of the L S McIntire Trust dated Aug 29, 2018,**

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

Parcel 1:

All the certain piece or parcel of land situate in the SW $\frac{1}{4}$  of Section 29, T.10N., R.22E., M.D.M., and shown on Record of Survey. Document No. 528949, and more particularly described as follows:

Commencing at a GLO brass cap located at the southwest corner of said section 29, as shown on Document No. 528949, thence South 89°58'00" East 696.5 feet; thence North 06°45'38" West, 578.41 feet to the TRUE POINT OF BEGINNING, thence through the following courses;

1. North 11°40'48" West, 100.09 feet;
2. North 13°45'00" West, 300.00 feet;
3. North 16°20'23" West, 99.94 feet;
4. North 90°00'00" East, 300.00 feet to a point on a curve on the westerly Right-of-Way of U.S. 395, said curve is concave westerly having a radius of 4425.00 feet and a tangent bearing of South 17°01'57" East;
5. Southerly along said curve through a central angle of 06°28'27" and an arc length of 500.00 feet;
6. North 90°00'00" West, 299.48 feet to the point of beginning.

The Bearing of North 89°58'00" West, along the South line of Section 29 as shown on Document No. 528949 was used as the Basis of Bearings for this description.

Parcel 2:

A non-exclusive commercial driveway easement as described in Grant, Bargain and Sale Deed, recorded on April 2, 2002, Book 402, Page 3845 as Document No. 539426, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on April 2, 2002, Book 402, Page 3845 as Document No. 539426 of Official Records.

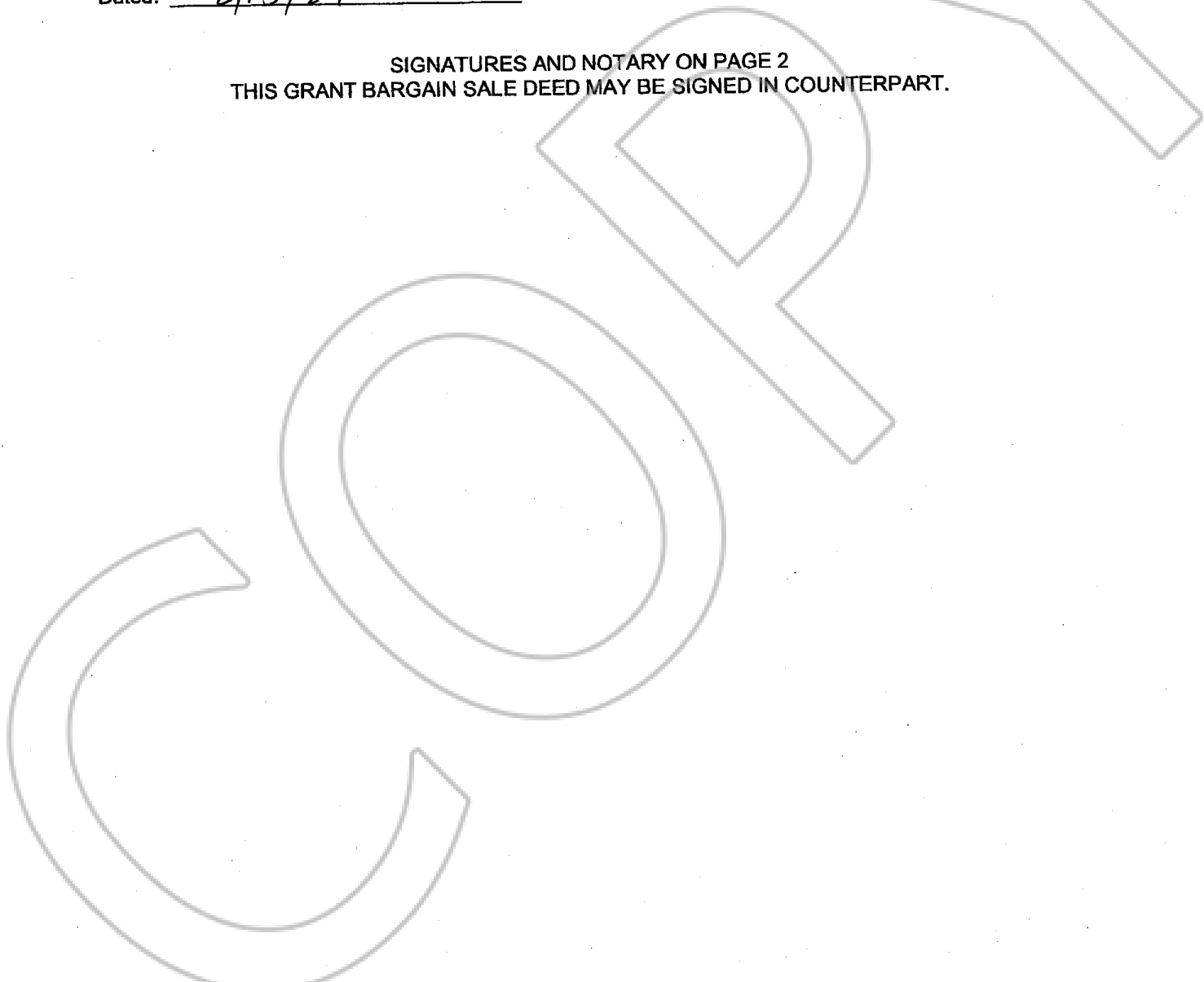
**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

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.

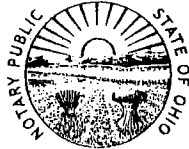
Dated: 2/15/24

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



Vacant Land Now LLC, a Pennsylvania member-managed limited liability company

Tyler Culvahouse  
Tyler Culvahouse, Member



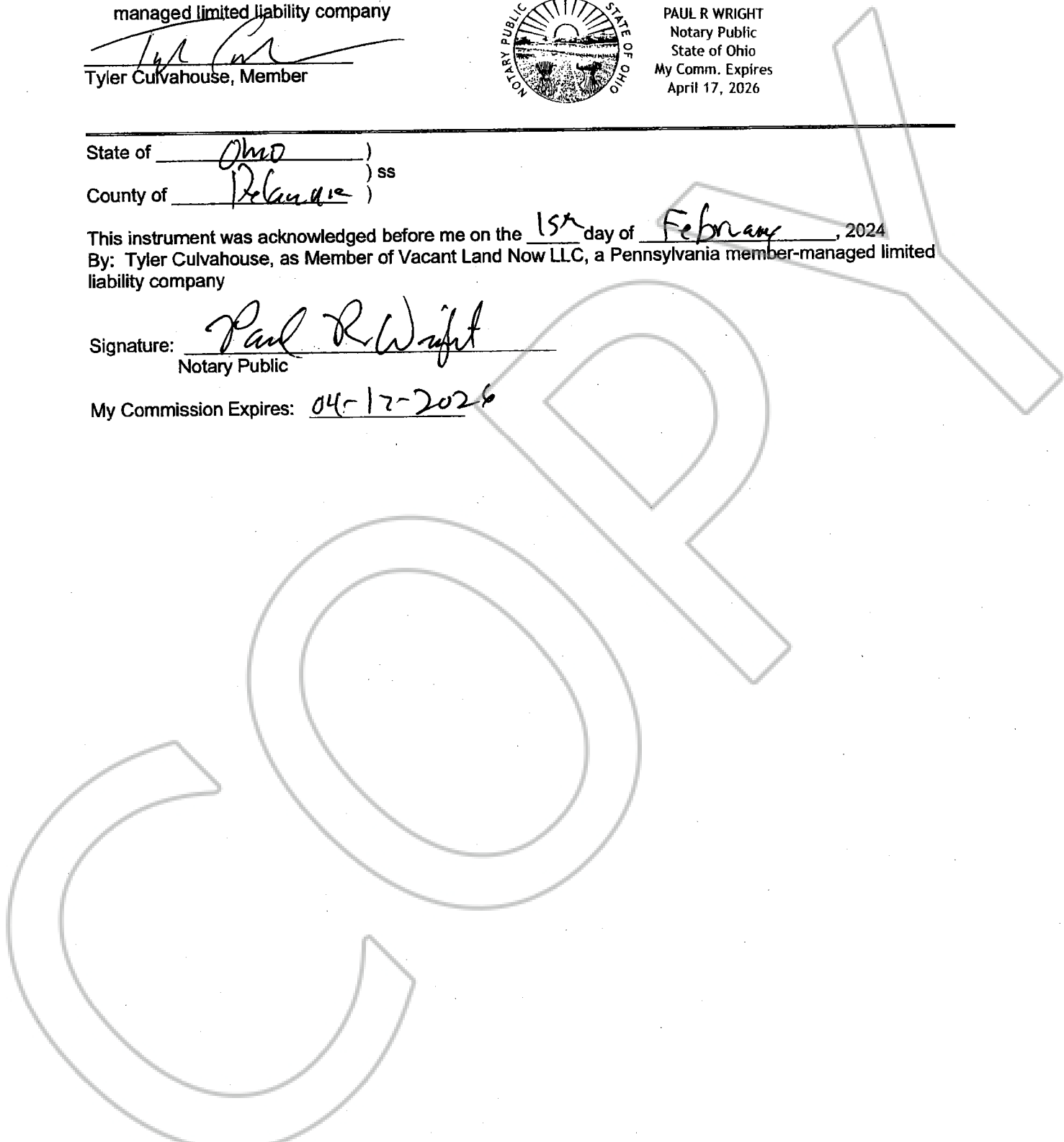
PAUL R WRIGHT  
Notary Public  
State of Ohio  
My Comm. Expires  
April 17, 2026

State of Ohio )  
County of Delaware ) ss

This instrument was acknowledged before me on the 15<sup>th</sup> day of February, 2024  
By: Tyler Culvahouse, as Member of Vacant Land Now LLC, a Pennsylvania member-managed limited liability company

Signature: Paul R. Wright  
Notary Public

My Commission Expires: 04-17-2026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1022-29-401-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

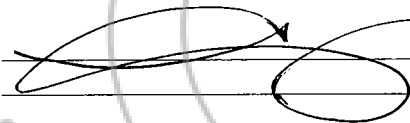
2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse      d.  2-4 Plex  
 e.  Apt. Bldg.      f.  Comm'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property      \$ 100,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 100,000.00  
 d. Real Property Transfer Tax Due      \$ 390.00

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 \_\_\_\_\_ Agent \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Vacant Land Now LLC, a Pennsylvania member-managed limited liability company  
 Address: 1800 JFK Blvd Ste 300 PMB 93749  
 City: Philadelphia  
 State: PA Zip: 19103

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: L S McIntire Trust dated Aug 29, 2018  
 Address: 878 Bollen Circle  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2234352 AMG  
 Address: 2310 S. Carson Street, Suite 5A  
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED