

APN: 1319-30-310-024  
**R.P.T.T.:** \$3,100.50  
Escrow No.: 24039898-DR  
When Recorded Return To:  
Peter Peschel and Tracy Peschel  
560 Highland Road  
Edina, MN 55436

Mail Tax Statements to:  
Peter Peschel and Tracy Peschel  
560 Highland Road  
Edina, MN 55436

DOUGLAS COUNTY, NV  
RPTT:\$3100.50 Rec:\$40.00  
\$3,140.50 Pgs=3  
2024-1005408  
03/08/2024 01:25 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Investologist Corporation, a Nevada Corporation**

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

**Peter Peschel and Tracy Peschel, husband and wife, as joint tenants with right of survivorship**

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

Parcel 1:

All of Lot 11 of Whitebark Townhouses Subdivision, according to the Map thereof, filed for record in the office of the County Recorder of Douglas County, Nevada on September 7, 2001, as Document No. 522371, and those portions of Lots 10 & 13 of said Whitebark Townhouses, more particularly described as follows:

Beginning at a point which bears South 83°04'41" West 7.27 feet from the Northwest corner of said Lot 11; thence North 83°04'41" East 82.17 feet; thence along a curve concave to the Southeast with a radius of 1,417.50 feet a central angle of 0°19'55", and an arc length of 8.21 feet, the chord of said curve bears South 10°01'11" West 8.21 feet; thence along a curve concave to the Southwest with a radius of 345.50 feet a central angle of 10°52'06", and an arc length of 65.54 feet, the chord of said curve bears South 04°25'11" West 65.44 feet, thence South 83°29'53" West 67.43 feet; thence North 06°30'07" West 71.52 Feet to the point of beginning.

Reference is further made to adjusted Lot 11 on record of Survey supporting a Boundary Line Adjustment for KDT Development Co., LLC & Et al, recorded December 6, 2002 as Document No. 559965, Official Records.

Parcel 2:

A fifty foot (50') wide public roadway easement, the center line of which is described as follows:

Beginning at a point on the East line of that parcel deeded to John B. Pordon, recorded August 15, 1968, Book 61, Page 144, Document No. 41838, which bears North 00°23'02" West 79.53 feet from the Southeast corner of said parcel; thence along the centerline, North 33°00'00" East, 90.10 feet to the beginning of a tangent curve to the right with a radius of 350 feet and a central angle of 8°55'00"; thence along said curve an arc length of 54.47 feet; thence North 41°55'00" East 258.25 feet to a point on the Westerly line of Quaking Aspen Lane.

Parcel 3:

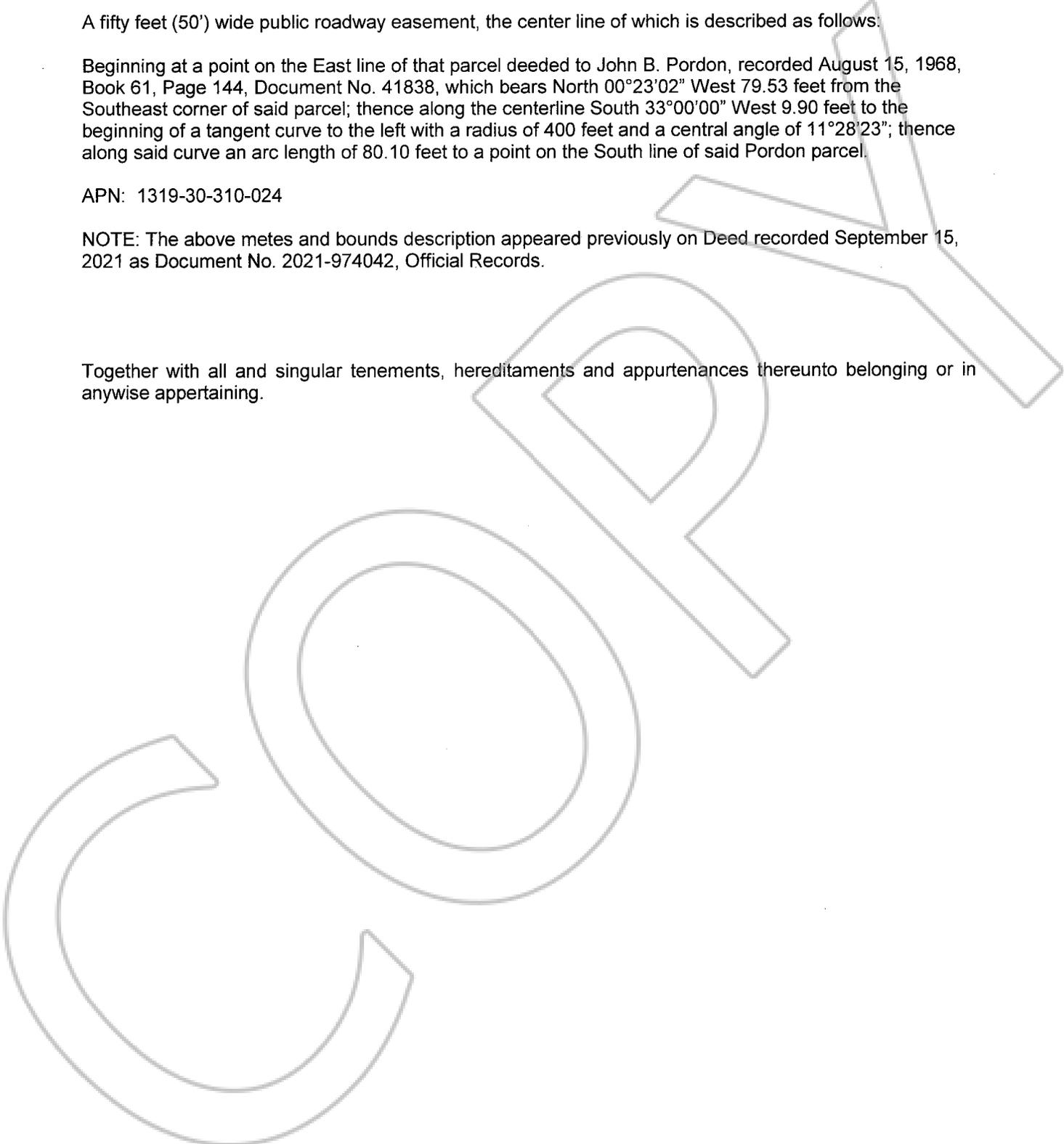
A fifty feet (50') wide public roadway easement, the center line of which is described as follows:

Beginning at a point on the East line of that parcel deeded to John B. Pordon, recorded August 15, 1968, Book 61, Page 144, Document No. 41838, which bears North  $00^{\circ}23'02''$  West 79.53 feet from the Southeast corner of said parcel; thence along the centerline South  $33^{\circ}00'00''$  West 9.90 feet to the beginning of a tangent curve to the left with a radius of 400 feet and a central angle of  $11^{\circ}28'23''$ ; thence along said curve an arc length of 80.10 feet to a point on the South line of said Pordon parcel.

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NOTE: The above metes and bounds description appeared previously on Deed recorded September 15, 2021 as Document No. 2021-974042, Official Records.

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



Dated this 6 day of March, 2024.

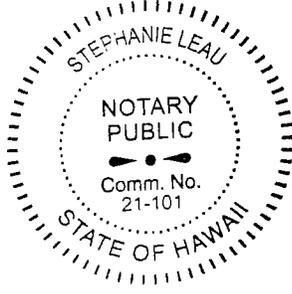
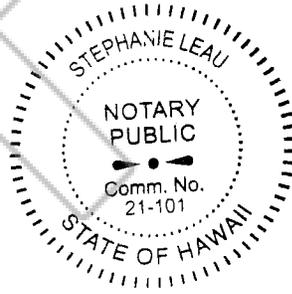
Investologist Corporation  
BY: [Signature]  
Jeremy Leonard, President

88 Hawaii  
STATE OF ~~NEVADA~~  
COUNTY OF Hawaii

This instrument was acknowledged before me on this 6<sup>th</sup> day of March, 2024 by  
Jeremy Leonard, of Investologist Corporation, a Nevada Corporation.

Stephanie Leau  
Notary Public  
Commission exp - Aug 15, 2025

Doc. Date: 3/6/2024 # Pages: 3  
Notary Name: Stephanie Leau 3 Circuit  
Doc. Description: Grant, Bargain, Sale Deed  
Stephanie Leau 3/6/2024  
Notary Signature Date



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-30-310-024  
 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         |
| i) <input type="checkbox"/> Other: _____           |   |

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

- |   |                     |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$795,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$795,000.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$3,100.50</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: 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:  Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Investologist Corporation  
 Address: 72-2814 Uluweweu Akau Place  
 City: Kailua-Kona  
 State: HI Zip: 96740

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

Print Name: Peter Peschel and Tracy Peschel  
 Address: 560 Highland Road  
 City: Edina  
 State: Minnesota Zip: 55436

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039898-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED