

APN: 1320-08-401-004

When recorded return to:  
SJR, LLC  
11340 Commercial Parkway  
Castroville, CA 95012



SHAWNYNE GARREN, RECORDER E02

Mail tax statements to:  
Douglas County  
P.O. Box 218  
Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per NRS 239B-030

**GRANT, BARGAIN & SALE DEED**  
(For Public Right-of-Way Purposes)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SJR, LLC, a limited liability company, does hereby grant, bargain, sell and convey to DOUGLAS COUNTY, a political subdivision of the state of Nevada, all that certain real property situated in the County of Douglas, State of Nevada, described on Exhibit A and reflected on Exhibit B, 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, excepting and excluding therefrom any and all appurtenant water rights.

IN WITNESS WHEREOF, the said GRANTOR has executed this conveyance the day and year first above written.

GRANTOR:

SJR, LLC

  
By: Stan Silva, Managing Member

///  
///

STATE OF Nevada )

: ss.

COUNTY OF Douglas )

On March 21, 2024, personally appeared before me, a notary public, Stan Silva, Managing Member, SJR LLC, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing document, who acknowledged to me that he executed it in his authorized capacity, and that by his signature on this instrument the entity upon behalf of which the person acted, executed this instrument.



Julie Anne Keelen  
NOTARY PUBLIC

**EXHIBIT A  
DESCRIPTION  
10' PUBLIC RIGHT-OF-WAY  
(Over A.P.N. 1320-08-401-004)**

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

A ten foot (10') strip of land for public right-of-way access purposes located within a portion of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**BEGINNING** at the northeast corner of Parcel 3 as shown on the Land Division Map for F.A. & M.M. Thaheld, filed for record June 8, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 101922, said point falling on the west right-of-way of Heybourne Road;

thence leaving said south right-of-way of Heybourne Road, South 89°38'01" East, 10.00 feet;

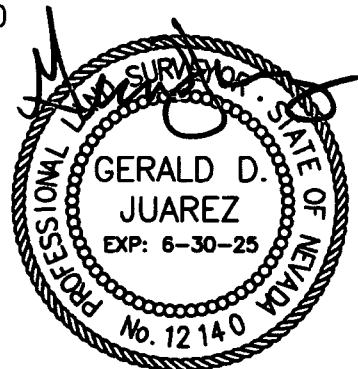
thence North 00°00'09" West, 1,004.78 feet;

thence North 89°46'14" East, 10.00 feet to said west right-of-way of Heybourne Road;

thence along said west right-of-way of Heybourne Road, South 00°00'09" East, 1,004.76 feet to the **POINT OF BEGINNING**, containing 10,048 square feet, more or less.

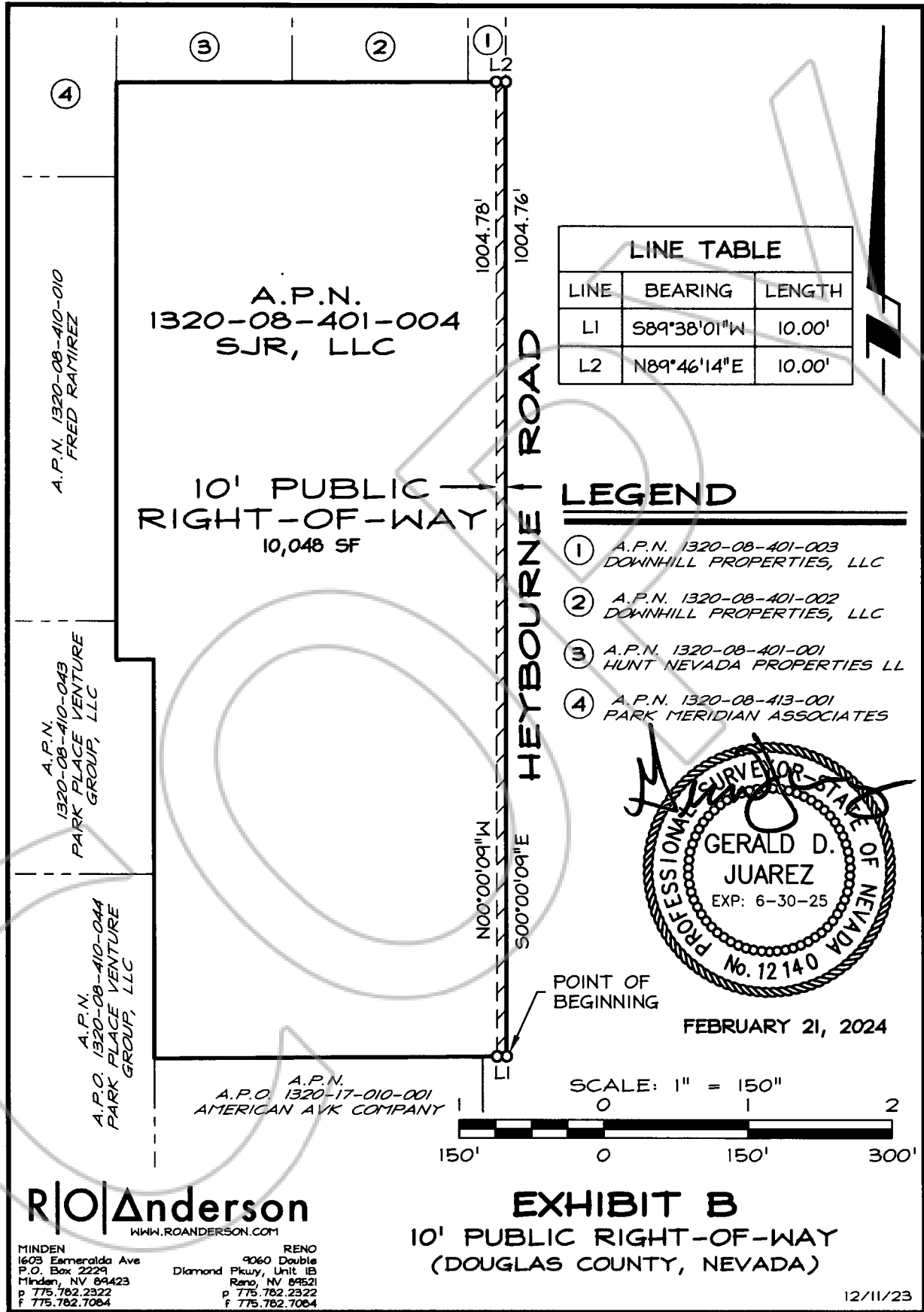
The Basis of Bearing of this description is N 89°38'01" E the North line of Parcel 3 as shown on the Land Division Map for F.A. & M.M. Thaheld, filed for record June 8, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 101922.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Gerald D. Juarez, P.L.S. 12140  
P.O. Box 2229  
Minden, Nevada 89423



February 21, 2024

Y:\Client Files\3081\3081-002\CAD\Survey\Exhibits\3081-002 10' ABANDON R.O.H.dwg 2/22/2024 1:25:20 PM Rina Kampy



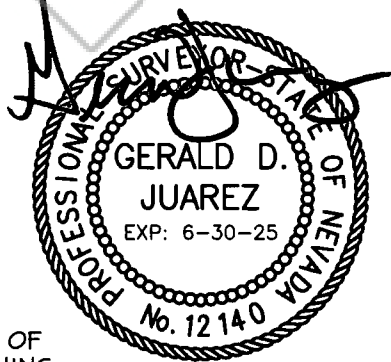
A.P.N.  
1320-08-401-004  
SJR, LLC

10' PUBLIC  
RIGHT-OF-WAY  
10,048 SF

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'01"W	10.00'
L2	N89°46'14"E	10.00'

**LEGEND**

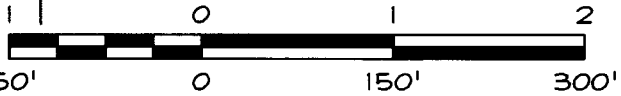
- ① A.P.N. 1320-08-401-003  
DOWNHILL PROPERTIES, LLC
- ② A.P.N. 1320-08-401-002  
DOWNHILL PROPERTIES, LLC
- ③ A.P.N. 1320-08-401-001  
HUNT NEVADA PROPERTIES LL
- ④ A.P.N. 1320-08-413-001  
PARK MERIDIAN ASSOCIATES



POINT OF BEGINNING

FEBRUARY 21, 2024

SCALE: 1" = 150'



**R/O Anderson**  
WWW.ROANDERSON.COM

**EXHIBIT B**  
10' PUBLIC RIGHT-OF-WAY  
(DOUGLAS COUNTY, NEVADA)

MINDEN 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7064

RENO 9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7064

12/11/23

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-08-401-004  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$5,000.00 ~~\$5,000.00~~ *of*  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 Transfer Tax Value: \$5,000.00 ~~\$5,000.00~~ *of*  
 Real Property Transfer Tax Due: \$19.50 ~~\$19.50~~ *of*

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 2  
 b. Explain Reason for Exemption: Transfer to a Political Subdivision

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 *R.O. Anderson* Capacity Agent for Grantor  
 R.O. Anderson Engineering, Inc.  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)  
 Print Name: SJR, LLC  
 Address: 11340 Commerical Parkway  
 City: Castroville  
 State: CA Zip: 95012

BUYER (GRANTEE) INFORMATION  
(REQUIRED)  
 Print Name: Douglas County  
 Address: P.O. Box 218  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING  
 (required if not the seller or buyer)  
 Print Name: R.O. Anderson Engineering, Inc. Escrow # N/A  
 Address: P.O. Box 2229  
 City: Minden State: NV Zip: 89423