

DOUGLAS COUNTY, NV

2024-1006506

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

04/10/2024 10:42 AM

SIGNATURE TITLE - ZEPHYR COVE

SHAWNYNE GARREN, RECORDER

E03

A.P.N.: 1219-03-001-059

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

**Bret A. Rosane and Kathryn A. Rosane, Trustees of
the Rosane Family Trust dated October 13, 2017**
1351 Old Foothill Road
Gardnerville, NV 89460

Escrow No.: ZC3697-JL

RPTT - 0 -

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Joel Hay Nevada Properties LLC a Nevada limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell, and Convey to:

**Bret A. Rosane and Kathryn A. Rosane, Trustees of the Rosane Family Trust dated October
13, 2017**

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Joel Hay Nevada Properties LLC a Nevada limited liability company

Joel Hay, Trustee

By: Joel Hay, Manager

STATE OF NEVADA
COUNTY OF Washoe

} ss:

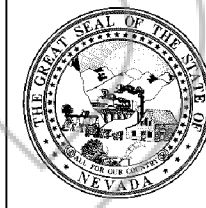
This instrument was acknowledged before me on April 9, 2024,

by Joel Hay



Notary Public

(seal)



Nathan Masdon
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-6351-02
Expires November 3, 2024

Notarized remotely using audio-video communication technology via Proof.

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

A PARCEL OF LAND LOCATED ON THE NORTH HALF (N 1/2) OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 1B AS SHOWN ON THAT PARCEL MAP FOR THE STONE FAMILY TRUST, FILED FOR RECORD IN THE OFFICE OF THAT RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 16, 1990, IN BOOK 1190, PAGE 2394, AS DOCUMENT NO. 238981, OF OFFICIAL RECORDS.

PARCEL B:

BEING THAT CERTAIN RESOLUTION AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON AUGUST 15, 1985, AS RESOLUTION #85-39 AND MORE FULLY DESCRIBED AS FOLLOWS:

DESCRIPTION OF THE CENTERLINE OF ROADWAY AND UNDERGROUND UTILITY EASEMENT BEING 50 FEET IN WIDTH WHICH COMMENCES AT THE CENTERLINE OF AN EXISTING 50 FOOT ROADWAY EASEMENT ON THE NORTHERLY BOUNDARY OF A.P.N. 19-060-05 AND EXTENDS ACROSS MOTTSVILLE CEMETERY (A.P.N. 19-060-04) TO A.P.N. 19-060-03:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., BEING A BLM BRASS CAP;
THENCE SOUTH 30°52'17" EAST, A DISTANCE OF 3,389.88 FEET TO THE TRUE POINT OF BEGINNING BEING ON THE NORTH BOUNDARY OF A.P.N. 19-060-05 AND THE CENTERLINE OF AN EXISTING 50 FOOT ROADWAY EASEMENT;

THENCE NORTH 16°12'52" WEST 390.50 FEET ACROSS MOTTSVILLE CEMETERY (A.P.N. 19-060-04) TO THE SOUTHERLY BOUNDARY OF A.P.N. 19-060-03.

THE INTENT IS TO CONVEY A ROADWAY AND UNDERGROUND UTILITY EASEMENT ONLY AND LIMITED THERETO BEING A FULL 50 FEET IN WIDTH AND EXTENDING FROM AN EXISTING ROADWAY EASEMENT ON THE NORTHERLY BOUNDARY OF A.P.N. 19-060-05 TO THE SOUTHERLY BOUNDARY OF A.P.N. 19-060-03.

PARCEL C:

A 50-FOOT WIDE ROADWAY EASEMENT LOCATED WITHIN A PORTION OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

A PORTION OF THAT 50' WIDE PRIVATE ROADWAY EASEMENT AS SHOWN ON THAT MAP OF DIVISION INTO LARGE PARCELS FOR THE ESTATE OF DUANE MYRON ALLERMAN AS RECORDED IN BOOK 1285, AT PAGE 1397 AS DOCUMENT NO. 128304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF ADJUSTED PARCEL 4-B AS SHOWN ON THAT RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR THE FOLKER FAMILY TRUST U/A DATED 11/16/88 AND THE YTURBIDE 1991 FAMILY TRUST DATED AUGUST 1, 1991, DOCUMENT NO. 555704, AT A POINT ON THE WESTERLY LINE OF SAID 50' PRIVATE ROADWAY EASEMENT DOCUMENT NO. 128304;

THENCE NORTH 60°33'25" WEST, 13.26 FEET;
THENCE NORTH 31°54'24" WEST, 186.16 FEET;
THENCE NORTH 15°23'59" WEST, 24.71 FEET TO A POINT ON THE WESTERLY LINE OF ADJUSTED PARCEL B AS SHOWN ON SAID DOCUMENT NO. 555704;
THENCE ALONG SAID WESTERLY LINE NORTH 00°04'05" EAST, 64.24 FEET TO A POINT ON THE WESTERLY LINE OF SAID 50' WIDE EASEMENT, DOCUMENT NO. 128304;
THENCE NORTH 77°39'42" EAST, 51.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID 50' WIDE EASEMENT, DOCUMENT NO. 128304;
THENCE SOUTH 00°04'05" WEST, 68.44 FEET;
THENCE SOUTH 15°23'59" EAST, 10.67 FEET;
THENCE SOUTH 31°54'24" EAST, 166.14 FEET;
THENCE SOUTH 60°33'25" EAST, 16.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID 50' WIDE EASEMENT, DOCUMENT NO. 128304;
THENCE SOUTH 47°20'58" WEST, 52.55 FEET TO THE POINT OF BEGINNING.

PARCEL D:

BEGINNING AT THE NORTHWEST CORNER OF SECTION THREE, TOWNSHIP 12 NORTH, RANGE 19 EAST, (BEING A BLM., BRASS CAP);
THENCE SOUTH 30°52'17" EAST, A DISTANCE OF 3,389.88 FEET TO THE TRUE POINT OF BEGINNING;
BEING ON A NORTH BOUNDARY OF A.P.N. 19-060-06 AND THE CENTERLINE OF AN EXISTING 50 FOOT ROADWAY EASEMENT;
THENCE SOUTH 5°24'53" EAST, A DISTANCE OF 283.00 FEET TO A SOUTH BOUNDARY OF A.P.N. 19-060-06.

A DESCRIPTION OF A CENTERLINE OF A ROADWAY AND PUBLIC UTILITY EASEMENT BEING 50 FEET IN WIDTH.

APN: 1219-03-001-059

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A CERTAIN DOCUMENT RECORDED OCTOBER 4, 2021, AS INSTRUMENT NO. 2021-975011, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA, PURSUANT TO NRS 111.312

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1219-03-001-058
- b) _____
- c) _____
- d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Purchase Contract/Escrow Instructions</u> ok 0 js	

3. Total Value/Sales Price of Property:

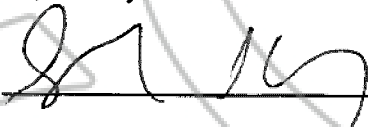
Deed in Lieu of Foreclosure Only (value of property) \$0.00
 Transfer Tax Value \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption #3, per NRS 375.090, Section
- b. Explain Reason for Exemption: this property was not listed on the purchase contract in error purchase price and transfer tax was paid through grant bargain sale deed that recorded January 17, 2024 as document number 2024-1003932

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  Grantor _____
 Signature _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Joel Hay Nevada Properties LLC a Nevada limited liability company
 Address: 1362 US Hwy 395 #425 Gardnerville, NV 89460

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Bret A. Rosane and Kathryn A. Rosane, Trustees of the Rosane Family Trust dated October 13, 2017
 Address: 1351 Old Foothill Rd Gardnerville NV 89460

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

Print Name: Signature Title Company LLC Escrow #: ZC3697-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448