

DOUGLAS COUNTY, NV **2024-1006651**
RPTT:\$5315.70 Rec:\$40.00
\$5,355.70 Pgs=4 **04/15/2024 09:33 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN No.: **1320-30-211-103**

Escrow No.: **24039850-LS**

Recording Requested By:
First Centennial Title Company of Nevada
500 Damonte Ranch Pkwy, Ste 820
Reno , NV 89521

When Recorded Return to:
**Ellen J. Phillips, Trustee of The Phillips Family
Trust, dated October 8, 1992, as amended
6796 Woodrose Court
Sparks, NV 89436**

Mail Tax Statements to:
**Ellen J. Phillips, Trustee of The Phillips Family
Trust, dated October 8, 1992, as amended
6796 Woodrose Court
Sparks, NV 89436**

SPACE ABOVE FOR RECORDERS USE

GRANT BARGAIN AND SALE DEED
(Title of Document)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

Susie Nichols
SIGNATURE

Escrow Assistant
TITLE

Susie Nichols
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

SPACE BELOW FOR RECORDER

APN: 1320-30-211-103
R.P.P.T. \$5,315.70

WHEN RECORDED MAIL TO:

~~1752 N. HWY 395, LLC
1752 N. HWY 395, LLC
3150 Mac Anne Avenue Suite 405 #252
Reno, NV 89523
Attn: Thomas Dake~~

Ellen J. Phillips, Trustee
The Phillips Family Trust
6796 Woodrose Court
Sparks, NV 89436

MAIL TAX STATEMENTS TO:

same as above
~~1752 N. HWY 395, LLC
3150 Mac Anne Avenue Suite 405 #252
Reno, NV 89523
Attn: Thomas Dake~~

ESCROW NO: 24039850-LS

GRANT BARGAIN AND SALE DEED

1752 N. HWY 395, LLC, a Nevada limited liability company, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to The Phillips Family Trust, a Trust Created under the laws of the State of Nevada, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

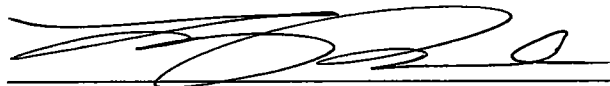
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY SET FORTH.

Together with all and singular the rights, tenements, appendages, privileges, agreements, hereditaments, easements, entitlements, appurtenances, mineral rights, water rights, subsurface rights, development rights, improvements, deposits, refunds, and claims thereunto belonging or in anywise appertaining (collectively, the "Property")

Subject to covenants, conditions, restrictions, reservations, rights, rights of way, and easements currently of record.

Witness my/our hand(s) on this 12th day of April, 2024.

1752 N. HWY 395, LLC,
a Nevada limited liability company

By: 
Name: Thomas Dake
Title: Manager

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

The foregoing instrument was acknowledged before me this 12th day of April, 2024 by Thomas Dake, Manager of 1752 N. HWY 395, LLC, a Nevada limited liability company, on behalf of such company.



NOTARY PUBLIC

My commission expires:
5/13/2024



EXHIBIT A

LEGAL DESCRIPTION

The Land is described as follows:

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 13 North, Range 20 East, M.D.M., described as follows:

Parcel No. 1:

Parcel F, as shown on Record of Survey Map for Foothill Development Group, LLC Minden Ironwood (A Commercial Subdivision), filed for record in the office of the Douglas County Recorder, State of Nevada, on June 14, 2004 in Book 604, at Page 6518, as Document No. 615983.

Parcel No. 2:

A non exclusive easement for ingress and egress as contained in that certain "Declaration of Establishment of Covenants, Conditions and Restrictions and Grants of Easements", and subject to the terms and provisions contained therein, recorded March 24, 1997 in Book No. 397, Page 3610 as Document No. 408981 Official Records, Douglas County, Nevada, and re-recorded June 19, 1997 in Book 697, Page 4076 as Document No. 415501, Official Records, Douglas County, Nevada, as amended by instrument recorded December 16, '1997 in Book No. 1297, Page 331 as Document No. 428625 Official Records, Douglas County, Nevada, as further amended by instrument recorded July 12, 2005 in Book No. 705, Page 5496 as Document No. 649471 Official Records, Douglas County, Nevada, as further amended by instrument recorded December 13, 2005 in Book No. 1205, Page 6134 as Document No. 663322 Official Records, Douglas County, Nevada.

APN: 1320-30-211-103

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-211-103
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,363,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,363,000.00
 d. Real Property Transfer Tax Due: \$5,315.70

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: *Ellen J. Phillips* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 1752 N. Hwy 395, LLC, a Nevada Limited Liability Company
 Address: 5150 Mae Anne Avenue Ste 405 #252
 City: Reno
 State: NV Zip: 89523

Print Name: Ellen J. Phillips, Trustee of The Phillips Family Trust, dated October 8, 1992, as amended
 Address: 6796 Woodrose Court
 City: Sparks
 State: Nevada Zip: 89436

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039850-LS
 Address: 500 Damonte Ranch Pkwy, Ste 820
 City: Reno State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED