

A.P.N.: 1418-34-303-008

RECORDING REQUESTED BY:

Jordan Grace Reeder
Po Box 10454
Zephyr Cove, NV 89448



SHAWNYNE GARREN, RECORDER

E05

WHEN RECORDED MAIL DOCUMENT
SAME AS ABOVE

AND TAX BILL TO:
TO REMAIN UNCHANGED

R.P.T.T. Exempt #5

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Blane Reeves Herminghaus, a married man and spouse of the Grantee


hereby GRANT(S) to Jordan Grace Reeder, a married woman as her sole and separate
property

the real property situates in the County of Douglas, State of Nevada, described as
follows;

See Exhibit "A"

TOGETHER with all tenements, hereditaments and appurtenances, including easements
and water rights, if any, thereto belonging or appertaining, and any reversions,
remainders, rents, issues or profits thereof.

Dated: 4.17.24


Blane Reeves Herminghaus

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

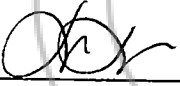
State of California
County of El Dorado

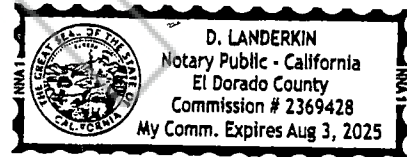
On 4/17/2024 before me, D. Landerkin Notary Public
(insert name and title of the officer)

personally appeared Blane Reeves Herminghaus,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



"Exhibit A"

Parcel 1:

That portion of Lot 7, of Lots of Sections 34, Township 14, North, Range 18 East, M.D.B. & M., as shown on the maps of Lots 2 and 3, Section 34, Township 14 North, Range 18 East, M.D.B.& M., filed in the office of the County Recorder of Douglas County, Nevada on March 5, 1947, described as follows:

Commencing at the Southeast corner of said Lot 3, being identical with the Southeast corner of said Lot 7, as shown on said map; thence Northerly along the Easterly line of said lots, being the North-South centerline of Section 34, a distance of 120.00 feet to a point being the Easterly corner common to the properties of Konrad Nystol, et ux, and Sherman I. Conover, et ux, recorded in Book 3 at Page 418, and in Book 4 at Page 138, respectively, of Official Records of said County; thence North 89°54'57" West along the line common to the properties of Nystol and Conover, a distance of 150.00 feet to the Southwesterly corner of the Nystol property, the TRUE POINT OF BEGINNING: thence North 89°54'57" West, 150.72 feet to the Easterly right-of-way of U.S. Route 50; thence Northerly along the right-of-way on a curve to the left, the chord of which bears North 8°03'30" West, 81.37 feet; thence South 89°48'09" East, 162.00 feet, to the Northwest corner of said Nystol property; thence South 0°28'52" West, 80.27 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

An undivided one-fourth interest in that certain well that bears South 4°43'40" West, a distance of 3,848.88 feet from the North Quarter Section corner of Section 34, Township 14 North, Range 18 East, M.D.B.&M., situate in the County of Douglas, State of Nevada, with an undivided one-fourth interest in the pump house equipment used in connection therewith, and the right to use an existing pipeline from said well to the hereinafter described easement with the right to install in additional pipeline paralleling the course of said existing pipeline and installed as close thereto as possible, together with right to repair, replace and maintain the same. Second party agrees to pay one-fourth of the cost of the operation, repair and replacement of said well and the equipment used in connection therewith and that the right of second party to use said well and equipment is conditioned upon the payment of said portion of said cost.

TOGETHER WITH the non-exclusive right to use for ingress to and egress from the parcel conveyed to grantees herein by Deed recorded August 28, 1969, as Document No. 45396, Douglas County, Nevada, recorded and for the purpose of installing, maintaining and replacing utility and other services for the benefit of the parcel so conveyed to grantees herein by Deed recorded as Document No. 45396, Douglas County, Nevada, records, a strip of land 20 feet in width and particularly described as follows:

COMMENCING at the Southeast corner of Lot 7, as shown on the map entitled, "Subdivision Survey" Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B.&M., and running thence North 89°53' West, along the South line of said Lot, a distance of 100 feet; thence North 0°31' East, parallel with the East line of said Lot, a distance of 100 feet to the POINT OF BEGINNING; thence continuing North 0°31' East, parallel with the East line of said lot, a distance of 20 feet to a point; thence North 89°53' West, a distance of 202.8 feet, more or less, to the Eastern right-of-way line of US Highway 50; thence Southerly along said Eastern right-of-way line, a distance of 20 feet, more or less, to a point which bears North 89°53' West from the POINT OF BEGINNING; thence South 89°53' East, a distance of 200.5 feet, more or less, to the POINT OF BEGINNING.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED May 17, 1993 AS INSTRUMENT NO. 307302.

APN: 1418-34-303-008

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-34-303-008
 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: \$ 0.00
 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 per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: TRANSFER FROM WIFE TO HUSBAND FOR NO CONSIDERATION

5. Partial Interest: Percentage being transferred: 100 %

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 [Signature] Capacity GRANTOR

Signature [Signature] Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Blane Reeves Herminghaus

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Jordan Grace Reeder

Print Name: _____
 Address: P.O. BOX 10454
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: _____
 Address: P.O. BOX 10454
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: STEVE'S DEEDS Escrow # Reeder Spousal
 Address: P.O. BOX 11506
 City: ZEPHYR COVE State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)