

DOUGLAS COUNTY, NV **2024-1008404**
RPTT:\$1462.50 Rec:\$40.00
\$1,502.50 Pgs=3 **05/22/2024 12:03 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1220-04-101-037

Order No.: TTR2400523-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Blue Buck Holdings, LLC a Nevada limited liability company
1394 Douglas Avenue
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,462.50

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gardnerville Water Company a Nevada non-profit Corporation,

do(es) hereby GRANT, BARGAIN AND SELL to

Blue Buck Holdings, LLC a Nevada limited liability company

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

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

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 5-13-2024

Gardnerville Water Company a Nevada non-profit Corporation

BY: Mark Lovelady

Mark Lovelady, General Manager

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 13 day of May,
2024, by

Mark Lovelady

Shawna Kennedy
Notary Public

[SEAL]

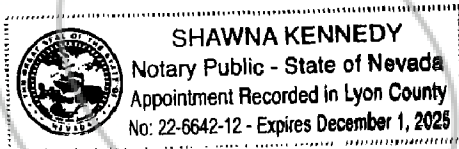


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1220-04-101-037

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

That portion of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 4, Township 12 North, Range 20 East, M.D.B.&M., Washoe County, Nevada, described as follows:

Parcel 2 as shown on that certain Parcel Map (DP 21-0109) for Gardnerville Water Company recorded September 12, 2022 as Instrument No. 2022-989357 of Official Records Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1220-04-101-037
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 375,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 375,000.00
 d. Real Property Transfer Tax Due \$ 1,462.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section NONE
 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 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~~ Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gardnerville Water Company a Nevada non-profit Corporation
 Address: 1579 Virginia Ranch Rd
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Blue Buck Holdings, LLC a Nevada limited liability company
 Address: 1394 Douglas Avenue
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2400523
 State: NV Zip: 89410