

APN/Parcel ID(s): 1320-31-000-016

Order No.: TTR2401708-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Patricia L. Rand, Trustee of the Patricia L. Rand 2003 Trust dated October 13, 2003
5324 Long Canyon Dr
Fair Oaks, CA 95628

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$4,192.50

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

Park Ranch Holdings LLC a Nevada limited liability company,

do(es) hereby GRANT, BARGAIN AND SELL to

Patricia L. Rand, Trustee of the Patricia L. Rand 2003 Trust dated October 13, 2003

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: July 23, 2024

Park Ranch Holdings LLC a Nevada limited liability company

BY: *David Park*

David Park, Manager

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this ²³~~24~~ day of July, 2024, by

Dana Park

Notary Public

[SEAL]



RISHELE L. THOMPSON
Notary Public - State of Nevada
Appointment recorded in Douglas County
99-54931-6 - Expires: April 10, 2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-31-000-016

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

Parcel H as shown on Land Division Map for Nevis Industries, Inc. #2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 23, 1979, in Book 179, Page 1266, as Document No. 29278, Official Records.

EXCEPTING THEREFROM, any portion thereof, lying Westerly, Southwesterly or Southerly of the Easterly, Northeasterly or Northerly high water line of the Carson River.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1320-31-000-016
 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 \$ 1,075,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,075,000.00
 d. Real Property Transfer Tax Due \$ 4,192.50

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 *Suz DelPeco* Capacity: ~~Grantor~~ Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Park Ranch Holdings LLC a Nevada limited liability company
 Address: 1300 Buckeye Rd
 City: Minden
 State: NV Zip: 89423

Print Name: Patricia L. Rand, Trustee of the Patricia L. Rand 2003 Trust dated October 13, 2003
 Address: 5324 Long Canyon Dr
 City: Fair Oaks
 State: CA Zip: 95628

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 # TTR2401708
 State: NV Zip: 89410