

DOUGLAS COUNTY, NV

2014-850671

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

10/10/2014 12:05 PM

NORTHERN NEVADA TITLE CC

KAREN ELLISON, RECORDER

A.P.N.: A PTN of 1320-08-002-007

Escrow No.: 1102256-WD

When Recorded Return to
and Mail Leasehold Condominium Unit Tax
Notices (if any) to:

Grantee

1625 Hwy 88, Ste. 405

Minden, NV 89423

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Wild Goose Limited Partnership, a Nevada Limited Partnership** ("Grantor"), does hereby grant, bargain, sell, convey and transfer unto **Sierra Skyport, LTD, a Nevada limited liability company** ("Grantee"), all right, title and interest in and to that certain property situate at 2178 Taxiway F, Unit H, City of Minden, County of Douglas, State of Nevada, more particularly described in Exhibit "A" attached hereto and made a part hereof ("Property").

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

SUBJECT TO all matters of public record, including, without limitation, the Condominium Declaration for BLUE SKY AIRCRAFT CONDOMINIUM OWNERS ASSOCIATION, dated April 17, 2014 and recorded in the Official Records of Douglas County, Nevada on April 18, 2014 in Book 414, Page 3866, as Document No. 841303, and as amended by document recorded on May 23, 2014 in Book 514, Page 4794, as Document No. 843204 ("Declaration"), and the Ground Lease described in the Declaration.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed the day and year set forth below.

Wild Goose Limited Partnership,
a Nevada Limited Partnership

BY: LPI, Inc., a Nevada corporation,
General Partner

BY: [Signature]
Robert Brown, Jr., President

Date: 10-7-2014

State of California }
County of Stanislaus } ss

On October 7, 2014, Before me ST COCHRANE, Notary Public for the State of California, personally appeared Robert Brown, Jr., as President of LPI, Inc., a Nevada corporation, the General Partner of WILDGOOSE LIMITED PARTNERSHIP, a Nevada limited partnership, who proved to me on the basis of satisfactory evidence to be the person whose name

subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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]
Notary Public



EXHIBIT "A"

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

PARCEL 1

Condominium Unit 2178-H of the Blue Sky Aircraft Condominium (a commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for Blue Sky Aircraft Condominium recorded April 18, 2014 in Book 414, Page 3866, as Document No. 841303, Official Records of Douglas County, State of Nevada.

PARCEL 2

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for Blue Sky Aircraft Condominium (A of Commercial Leasehold Condominium Project) recorded April 18, 2014 in Book 414, Page 3866, as Document No. 841303, Official Records of Douglas County, State of Nevada.

PARCEL 3

An undivided interest in and to the Leasehold Estate as created by that certain Lease made by and between Minden-Tahoe Airport (Airport), Douglas County, Nevada (County) and First Financial Collateral, Inc. (Lessee) recorded November 5, 2012 in Book 1112, Page 813, as Document No. 812264, Official Records of Douglas County, State of Nevada, subject to the terms and provisions contained in the lease, and any further amendments thereto.

State of Nevada Declaration of Value

1. **Assessor Parcel Number(s)**
 - a) A PTN of 1320-08-002-007
2. **Type of Property:**

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Cmm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input checked="" type="checkbox"/> Other - LEASEHOLD	

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #: _____	Book: _____ Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property:	\$106,000.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value	\$106,000.00
Real Property Transfer Tax Due:	\$0.00

4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 - b. Explain Reason for Exemption: LEASEHOLD _____

5. Partial Interest; Percentage Being Transferred: 100.000%
 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 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 [Handwritten Signature] Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 Print Name: Wild Goose Limited Partnership, a Nevada limited partnership
 Address: 1701 County Rd., Ste. E-3
 City: Minden
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION
 Print Name: Sierra Skyport LTD, a Nevada limited liability company
 Address: C/O Mobius, 1625 Hwy 88, Ste. 405
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 Co. Name: Northern Nevada Title Company
 Address: 1483 US Highway 395 N # B
 City: Gardnerville State: Nevada

Esc. No.: 1102256-WD
 Zip: 89410