

A.P.N.: 1220-31-001-015
File No: 143-2470406 (Rt)
R.P.T.T.: \$4,485.00

When Recorded Mail To: Mail Tax Statements To:
Robert L. Ross and Emeleze J. Ross
901 Fairview Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Next Generation Capital, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Robert L. Ross and Emeleze J. Ross, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

PARCEL 3B OF PARCEL MAP LDA 01-080, FOR WAYNE & DEBRA PROUTY AND PALMER & BARBARA KNAPP, FILED ON MAY 1, 2002, IN BOOK 502, AT PAGE 14, AS DOCUMENT 541118, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

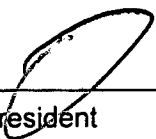
PARCEL 2:

A PRIVATE ACCESS EASEMENT AS SET FORTH IN A RECIPROCAL EASEMENT, RECORDED ON MAY 13, 2005, IN BOOK 505, AT PAGE 6212, AS DOCUMENT 644354, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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.

Next Generation Capital, LLC, a Nevada
limited liability company



By: Donnie Hanly, President

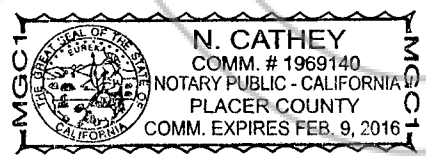
STATE OF ^uNEVADA ^{CA}
: ss.
COUNTY OF ⁿPlacer
~~DOUGLAS~~

This instrument was acknowledged before me on
Donnie Hanly by
Next Generation Capital, LLC.

N. Cathey

Notary Public
(My commission expires: 02.9.16)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
09/12/2014 under Escrow No. 143-2470406



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-31-001-015
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1,149,900.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$1,149,900.00
- d) Real Property Transfer Tax Due \$4,485.00 ar

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Next Generation Capital, LLC
 Address: 1510 J St #140
 City: SACRAMENTO
 State: CA Zip: 95811

Print Name: Emeleze Ross
 Address: 901 Fairview Lane
 City: Gardnerville
 State: NV Zip: 89460

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2470406 R/Rt
 State: NV Zip: 89423

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