

DOUGLAS COUNTY, NV **2014-851485**  
 RPTT:\$5947.50 Rec:\$15.00  
 \$5,962.50 Pgs=2 10/22/2014 12:37 PM  
 STEWART TITLE - CARSON  
 KAREN ELLISON, RECORDER

A.P.N. No.:	1318-26-515-037
R.P.T.T.	\$5,947.50
Escrow No.:	01415-13355
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Michael E. Splain	
1559 Rubino Court	
Pleasanton, CA 94566	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Bear Point LLC**, an Iowa limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Michael E. Splain and Donna M. Splain, husband and wife as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

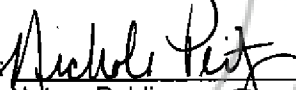
Dated: October 24, 2014

BEAR POINT LLC

  
 \_\_\_\_\_  
 Kevin Krause  
 Member

State of IOWA )  
 County of Dallas ) ss.

This instrument was acknowledged before me on the 17 day of October, 2014  
 By: ~~Nichole Peitz~~ Kevin Krause

Signature:   
 \_\_\_\_\_  
 Notary Public,  
Nichole Peitz

 **NICHOLE PEITZ**  
 Commission Number 732346  
 My Commission Expires  
1-12-2017

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File Number: 01415-13355

All that portion of Lot 2 as shown on that Record of Survey filed of record on July 28, 1988, as File No. 183113, more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Block D of Granite Springs Subdivision Unit No. 2, file for record on July 8, 1980 as Document No. 46019; thence North  $74^{\circ}19'44''$  East 446.47 feet; thence South  $89^{\circ}30'11''$  East, 84.84 feet; thence South  $16^{\circ}11'34''$  West 231.62 feet; thence North  $89^{\circ}29'43''$  West 418.84 feet; thence North  $00^{\circ}30'17''$  East 25.00 feet; thence along a curve concave to the Northeast with a radius of 310.42 feet, a central angle of  $14^{\circ}52'01''$  and an arc length of 80.55 feet, the chord of said curve bears North  $23^{\circ}06'18''$  West 80.32 feet to the point of beginning.

The above described land is also designated as Tract 1 on the Record of Survey filed April 1, 2004 as File No. 609098.

The above description was obtained from Document No. 698888.

APN: 1318-26-515-037

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-26-515-037  
 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  
 i)  Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$1,525,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) \_\_\_\_\_  
 Transfer Tax Value: \_\_\_\_\_  
 Real Property Transfer Tax Due: \$5,947.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 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 \_\_\_\_\_ Capacity grantor  
Bear Point LLC, an Iowa limited liability company

Signature  Capacity grantee  
Michael E. Splain, et al

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Bear Point LLC  
 Address: 5601 Hickman Road, Suite 3  
 City: Des Moines  
 State: IA    Zip: 50310

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Michael E. Splain, et al  
 Address: 1559 Rubino Court  
 City: Pleasanton  
 State: CA    Zip: 94566

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

Print Name: Stewart Title Company    Escrow #: 01415-13355  
 Address: 704 West Nye Lane, Suite 101  
 City: Carson City    State: NV    Zip: 89703

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**