

A.P.N.: 1418-15-110-017  
File No: 141-2472129 (NMP)  
R.P.T.T.: \$3,100.50

DOUGLAS COUNTY, NV  
RPTT:\$3100.50 Rec:\$16.00  
\$3,116.50 Pgs=3  
2014-851839  
10/29/2014 01:59 PM  
FIRST AMERICANTITLE STATELINE  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
OP Developement, Inc.  
145 Riggs Avenue  
Merced, CA 95344

***GRANT, BARGAIN and SALE DEED***

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

Cielo, LLC, a Delaware Limited Liability Company

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

OP Developement, Inc., a California corporation

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

**PARCEL I:**

**LOT 35 AS SET FORTH ON THE SEVENTH AMENDED MAP OF UPPAWAY SUBDIVISION  
RECORDED NOVEMBER 29, 1982 IN BOOK 1182 OF OFFICIAL RECORDS AT PAGE  
1259, DOUGLAS COUNTY NEVADA AS DOCUMENT NO. 73522.**

**PARCEL II:**

**THOSE CERTAIN EXCLUSIVE PERPETUAL USE EASEMENTS SET FORTH IN  
DOCUMENTS RECORDED JULY 27, 1990 IN BOOK 790 OF OFFICIAL RECORDS AT  
PAGE 3978 AS DOCUMENT NO. 231122, 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.

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

Date: 09/12/2014

~~CONFIDENTIAL~~

Cielo, LLC, a Delaware limited liability company

*[Signature]*

By: Ernest U. Gambaro,  
Member/Manager

STATE OF ~~NEVADA~~ FLORIDA  
COUNTY OF ~~DOUGLAS~~ DADE : ss.  
)

This instrument was acknowledged before me on

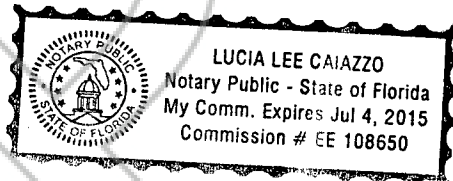
Oct 06, 2014

by

Ernest U Gambaro

*[Signature]*  
Notary Public

(My commission expires: 07/09/2015)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 12, 2014** under Escrow No. **141-2472129**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-15-110-017
- 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: \$795,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$795,000.00
- d) Real Property Transfer Tax Due \$3,100.50

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: \_\_\_\_\_

Capacity: Grantee

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Cielo, LLC

Print Name: OP Development, Inc.

Address: 5550 La Gorce Dr

Address: 5550 La Gorce Dr

City: Miami Beach

City: Miami Beach

State: FL Zip: 33140

State: FL Zip: 33140

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

First American Title Insurance

Print Name: Company

File Number: 141-2472129 NMP/NMP

Address P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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