

A.P. No. 1320-33-811-040
Escrow No. 143-2474736-SC/VT
R.P.T.T. \$897.00

WHEN RECORDED RETURN TO:

Sierra Ridge, LLC
1329 Highway 395, Suite 10-329
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

1329 Highway 395, Suite 10-329
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Gary E. Nix and Deborah J. Nix, husband and wife, as joint tenants

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

Sierra Ridge, LLC, a Colorado limited liability company

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

LOT 10, BLOCK B, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-4 FOR CHICHESTER ESTATES, PHASE 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AND RECORDED DECEMBER 11, 1997 IN BOOK 1297, PAGE 2264, AS DOCUMENT NO. 428220.

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.

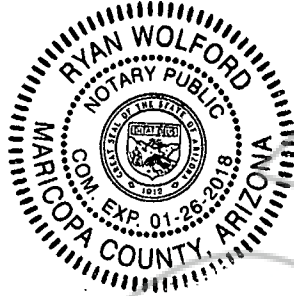
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/07/2014

Gary E. Nix
Gary E. Nix

Deborah J. Nix
Deborah J. Nix

STATE OF Arizona
: ss.
COUNTY OF Maricopa



This instrument was acknowledged before me on 11, 8, 14 by Gary E. Nix and Deborah J. Nix.

[Signature]
Notary Public
(My commission expires: 1, 26, 18)

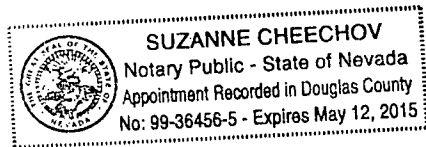
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/07/2014 under Escrow No. 143-2474736

STATE OF NV
County of NV Douglas ss.

On 11-7-2014 personally appeared before me, a notary public, Gary E. Nix personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Douglas the day and year in this certificate first above written.

[Signature]
Signature of Notary



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-811-040
- 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: \$230,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
- c) Transfer Tax Value: \$230,000.00
- d) Real Property Transfer Tax Due \$897.00

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: *G. E. Nix*
Signature: _____

Capacity: *Officer*
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Gary E. Nix and Deborah J. Nix
Address: P.O. BOX 1541
City: Congress
State: AZ Zip: 85332

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sierra Ridge, LLC
Address: 1329 Highway 395, Suite 10-329
City: Gardnerville
State: NV Zip: 89410

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

First American Title Insurance
Print Name: Company File Number: 143-2474736 SC/SC
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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