

APN: TO BE ASSIGNED



KAREN ELLISON, RECORDER

✓ When Recorded Mail to:
The Springs Property Owners Association
c/o New Valley Management
1664 Highway 395 N. # 106
Minden, NV 89423

Mail Tax Statements to:
The Springs Property Owners Association
c/o New Valley Management
1664 Highway 395 N. # 106
Minden, NV 89423

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

Grantor: Syncon Homes, a Nevada Corporation and Sunridge Meadows, LLC
Grantee: The Springs Property Owners Association

GRANT BARGAIN AND SALE DEED

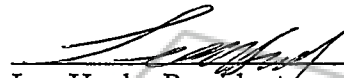
Syncon Homes, a Nevada Corporation, and Sunridge Meadows, LLC, a Limited Liability Company, for and in consideration of mutual benefits, do hereby Grant, Bargain, Sell and Convey all interest it may own, if any, in the roads, streets, sidewalks, gutters as may be delineated in the recorded plat for Sunridge Heights, and as may be designated as Long Drive, Chip Court, Pebble Beach Court, Bogie Court and Tee Drive to The Springs Property Owners Association, which described real estate is situated in the County of Douglas, State of Nevada, and more specifically described in Exhibits "A" and "B" attached hereto.

Executed this 18th day of NOVEMBER, 2014.

SIGNATURES AND NOTARIES ON PAGE 2

APN: TO BE ASSIGNED
Grant, Bargain, Sale Deed

SYNCON HOMES, a Nevada Corporation




Leo Hanly, President

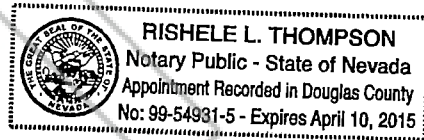
State of Nevada)
)
County of Douglas)

On the 18 day of November, 2014, before me, a Notary Public in and for the State of Nevada duly commissioned and sworn, personally appeared before me, Leo Hanly, known to me to be the individual described and who executed the foregoing instrument and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.



NOTARY PUBLIC



SUNRIDGE MEADOWS, LLC

Jeremy Page, Manager

State of Nevada)
)
County of _____)

On the ____ day of _____, 2014, before me, a Notary Public in and for the State of Nevada duly commissioned and sworn, personally appeared before me, Jeremy Page, known to me to be the individual described and who executed the foregoing instrument and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC

APN: TO BE ASSIGNED
Grant, Bargain, Sale Deed

SYNCON HOMES, a Nevada Corporation

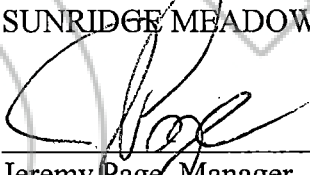
Leo Hanly, President

State of Nevada)
)
County of _____)

On the ____ day of _____, 2014, before me, a Notary Public in and for the State of Nevada duly commissioned and sworn, personally appeared before me, Leo Hanly, known to me to be the individual described and who executed the foregoing instrument and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC

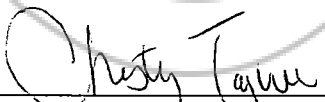
SUNRIDGE MEADOWS, LLC


Jeremy Page, Manager

State of Nevada)
)
County of Washoe)

On the 29th day of July, 2014, before me, a Notary Public in and for the State of Nevada duly commissioned and sworn, personally appeared before me, Jeremy Page, known to me to be the individual described and who executed the foregoing instrument and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.



NOTARY PUBLIC

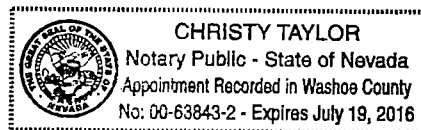


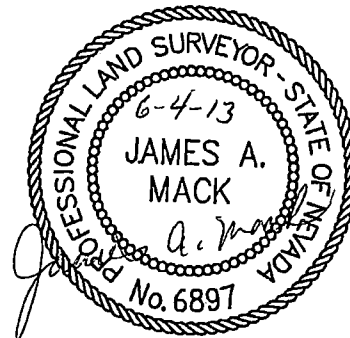
EXHIBIT "A"

Legal Description of Long Drive

All that certain real property known as Long Drive, situate within portions of Sections 8 & 17, T14N, R20E, MDM, County of Douglas, State of Nevada, as depicted on the following recorded plats:

- 1.) "Final Map LDA #99-054-2 Sunridge Heights III, Phase 2, a Planned Unit Development" recorded on February 4, 2000, in Book 0200, Page 723, Document No. 485729, Official Records of Douglas County, Nevada.
- 2.) "Final Map LDA #99-054-3 Sunridge Heights III, Phase 3, a Planned Unit Development" recorded on June 6, 2000, in Book 0600, Page 880, Document No. 493409, Official Records of Douglas County, Nevada.
- 3.) "Final Map Number LDA #99-054-4 Sunridge Heights III, Phase 4, a Planned Unit Development" recorded on May 29, 2002, in Book 0502, Page 8960, Document No. 543297, Official Records of Douglas County, Nevada.
- 4.) "Final Map Number LDA #99-054-5 for Sunridge Heights III, Phase 5, a Planned Unit Development" recorded on August 21, 2003, in Book 0803, Page 11206, Document No. 587309, Official Records of Douglas County, Nevada.
- 5.) "Final Map Number LDA #99-054-6 Sunridge Heights III, Phase 6, a Planned Unit Development" recorded on August 24, 2004, in Book 0804, Page 10164, Document No. 622411, Official Records of Douglas County, Nevada.
- 6.) "Final Map Number LDA #99-054-7 Sunridge Heights III, Unit 7, a Planned Unit Development" recorded on June 6, 2005, in Book 0605, Page 1632, Document No. 646054, Official Records of Douglas County, Nevada.

Prepared By: James A. Mack, PLS 6897
Gray & Associates, Inc.
130 Vine Street
Reno, Nevada 89503
(775) 329-2911



EXP. 12/31/13

EXHIBIT "B"

Legal Description of Chip Court

All of that certain real property known as Chip Court, situate within a portion of Section 8, Township 14 North, Range 20 East, M.D.B&M., County of Douglas, State of Nevada, as depicted on the plat entitled "Final Map LDA #99-054-03 Sunridge Heights III, Phase 3, a Planned Unit Development" recorded on June 6, 2000, in Book 0600, Page 880, Document No. 493409, Official Records of Douglas County, Nevada.

Legal Description of Pebble Beach Court

All of that certain real property known as Pebble Beach Court, situate within a portion of Section 8, Township 14 North, Range 20 East, M.D.B&M., County of Douglas, State of Nevada, as depicted on the plat entitled "Final Map LDA #99-054-4 Sunridge Heights III, Phase 4, a Planned Unit Development" recorded on May 29, 2002, in Book 0502, Page 8960, Document No. 543297, Official Records of Douglas County, Nevada.

Legal Description of Bogie Court

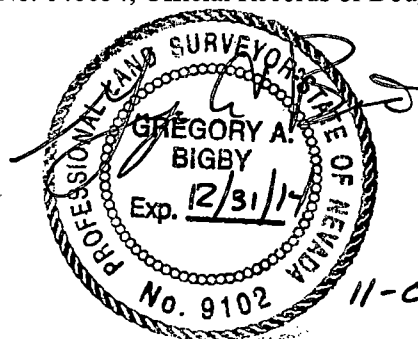
All of that certain real property known as Bogie Court, situate within a portion of Section 8, Township 14 North, Range 20 East, M.D.B&M., County of Douglas, State of Nevada, as depicted on the plat entitled "Final Map LDA #99-054-4 Sunridge Heights III, Phase 4, a Planned Unit Development" recorded on May 29, 2002, in Book 0502, Page 8960, Document No. 543297, Official Records of Douglas County, Nevada.

Legal Description of Tee Drive

All of that certain real property known as Tee Drive, situate within a portion of Section 8, Township 14 North, Range 20 East, M.D.B&M., County of Douglas, State of Nevada, as depicted on the following recorded plats:

- 1.) "Final Map LDA #99-054-6 Sunridge Heights III, Phase 6, a Planned Unit Development" recorded on August 24, 2004, in Book 0804, Page 10164, Document No. 622411, Official Records of Douglas County, Nevada.
- 2.) "Final Map LDA #99-054-7 Sunridge Heights III, Phase 7, a Planned Unit Development" recorded on June 6, 2005, in Book 0605, Page 1632, Document No. 646054, Official Records of Douglas County, Nevada.

Prepared By: Gregory A. Bigby, P.L.S.
Bigby and Associates, Inc.
1280 Terminal Way, #32
Reno, Nevada 89502





Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

Gayle A. Kern
Signature

12.11.14
Date

Gayle A. Kern
Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Main phone (775) 782-9025 - FAX (775) 783-6413

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) To be assigned _____
- b) _____
- c) _____
- d) _____

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 checked="" type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

	\$ 0.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: Common Area only/ No Value

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 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 Gayle A. Kern Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Springs Property Owners Association
 Address: c/o Kern & Associates, Ltd., 5421 Kietzke Ln., Suite 200
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Springs Owners Association c/o New Valley Management
 Address: 1664 Highway 395 N. # 106
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Gayle A. Kern, Esq. Escrow # _____
 Address: 5421 Kietzke Lane, Suite 200
 City: Reno State: NV Zip: 89511