



KAREN ELLISON, RECORDER

E01

PARCEL NO: 1220-05-601-005

**Prepared By And  
When Recorded Return To:**

Fisher & Suhr, PC  
Attn: Fritz L. Fisher, Esq.  
1512 Larimer Street, Suite 730  
Denver, Colorado 80202

**Send Tax Notice To:**

Charter Communications  
Attn: Tax Department  
6399 S. Fiddlers Green Circle  
Suite 600  
Greenwood Village, Colorado 80111

**NOTE: THIS INSTRUMENT EVIDENCES A TRANSFER FROM THE GRANTOR TO AN AFFILIATED GRANTEE IN EXCHANGE FOR NO CONSIDERATION AND IS THEREFORE EXEMPT FROM ANY TRANSFER TAX PURSUANT TO NRS 375.090.1**

**GENERAL WARRANTY DEED**

County of Douglas, State of Nevada  
Grantor Property #30696

**THIS DEED**, dated effective as of January 2, 2015, is made by **Falcon Cable Systems Company II, L.P.**, a California limited partnership ("Grantor"), whose address is 6399 S. Fiddlers Green Circle, Suite 600, Greenwood Village, Arapahoe County, Colorado 80111, to **Charter Communications, LLC**, a Delaware limited liability company ("Grantee"), whose address is 6399 S. Fiddlers Green Circle, Suite 600, Greenwood Village, Arapahoe County, Colorado 80111.

**WITNESS**, that Grantor hereby grants, bargains, conveys and confirms unto Grantee, and Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Douglas, in the State of Nevada, herein described as follows:

Full legal description: See **Exhibit A** attached hereto

**ALSO**, known by the street address of 1338 Centerville Lane, Gardnerville, Nevada 89410 and assessor's schedule or parcel number 1220-05-601-005.

**TO HAVE AND TO HOLD** the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, and benefit of said Grantee, its successors and assigns forever, in fee simple. And Grantor does itself, and for its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized and possessed of said premises; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto Grantee, its successors and assigns forever, against all and every person or persons lawfully claiming the whole or any part thereof, subject, however, to taxes and assessments to the extent not yet due and payable for calendar year 2014 and subsequent years.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first set forth above.

**GRANTOR**

**Falcon Cable Systems Company II, L.P.,**  
a California limited partnership

By: Charter Communications VII, LLC,  
a Delaware limited liability company,  
its General Partner

By: Charter Communications, Inc.,  
a Delaware corporation,  
its Manager

By: *Randy Givan*  
Randy Givan  
Vice President – Real Estate

Address: 6399 S. Fiddlers Green Circle, Suite 600  
Greenwood Village, CO 80111

Signed in our presence:

*Noreen Berman*  
(Witness #1 Signature)

Noreen Berman  
(Witness #1 Printed Name)

*Ben Sauer*  
(Witness #2 Signature)

BEN SAUER  
(Witness #2 Printed Name)

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF ARAPAHOE        )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 2015, by Randy Givan, as Vice President – Real Estate of Charter Communications, Inc., a Delaware corporation, as Manager of Charter Communications VII, LLC, a Delaware limited liability company, as General Partner of Falcon Cable Systems Company II, L.P., a California limited partnership, the “Grantor,” personally appearing before me to execute the foregoing instrument.

WITNESS my hand and official seal.

My commission expires: 01-30-16

*Jennifer A. Muller*  
Notary Public

**JENNIFER A MULLER  
NOTARY PUBLIC  
STATE OF COLORADO**

MY COMMISSION EXPIRES 1-30-16

**Exhibit A**

Legal Description

Being in the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northeast corner of Section 4, Township 12 North, Range 20 East, proceed South  $60^{\circ}29'45''$  West, 5,398.98 feet to a point; said point being on the Westerly right-of-way line of Highway 56, Centerville Lane; thence along said right-of-way line North  $49^{\circ}23'39''$  West, 791.23 feet to a point; thence continuing along said right-of-way line North  $01^{\circ}30'09''$  West, 86.21 feet to the True Point of Beginning, which is the Southeast corner of the parcel; thence continuing along said right-of-way line, North  $01^{\circ}30'09''$  West, 218.00 feet to the Northeast corner, thence North  $74^{\circ}36'32''$  West, 291.87 feet to a point; thence South  $65^{\circ}59'21''$  West, 150.00 feet to the Northwest corner; thence South  $31^{\circ}28'28''$  East, 376.00 feet to the South corner; thence north  $69^{\circ}14'57''$  East, 243.63 feet to the True Point of Beginning.

BEING the premises conveyed to Grantor by Deed recorded as document/instrument 0517579, in Deed Book 0701, Page 0087 in the Office of the Register of Deeds of Douglas County, Nevada.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-05-601-005  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <i>PK - Saw Corporate Ownership</i>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 1  
 b. Explain Reason for Exemption: This instrument evidences a transfer from the Grantor to an affiliated Grantee in exchange for no consideration and is therefore exempt from transfer tax pursuant to NRS 375.090.1

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 See Attachment Capacity See Attachment

Signature See Attachment Capacity See Attachment

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Falcon Cable Systems Company II, L.P.  
 Address: 6399 South Fiddlers Green Circle, Suite 600  
 City: Greenwood Village  
 State: Colorado Zip: 80111

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Charter Communications, LLC  
 Address: 6399 South Fiddlers Green Circle, Suite 600  
 City: Greenwood Village  
 State: Colorado Zip: 80111

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Fisher & Suhr, PC, Attn: Fritz L. Fisher, Esq. Escrow # \_\_\_\_\_  
 Address: 1512 Larimer Street, Suite 730  
 City: Denver State: CO Zip: 80202

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

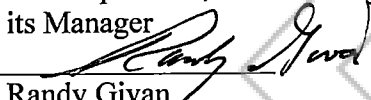
ATTACHMENT  
SIGNATURE AND SIGNATURE CAPACITY

Grantor:

**Falcon Cable Systems Company II, L.P.,**  
a California limited partnership

By: Charter Communications VII, LLC,  
a Delaware limited liability company,  
its General Partner

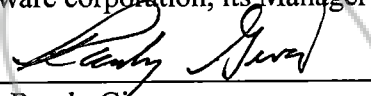
By: Charter Communications, Inc.,  
a Delaware corporation,  
its Manager

By:   
Randy Givan  
Vice President – Real Estate

Grantee:

**Charter Communications, LLC,**  
a Delaware limited liability company

By: Charter Communications, Inc.,  
a Delaware corporation, its Manager

By:   
Randy Givan  
Vice President – Real Estate