

A.P.N.: 1220-22-310-151
File No: 143-2481455 (Rt)
R.P.T.T.: \$702.00 C

When Recorded Mail To: Mail Tax Statements To:
Pine Nut Hospitalities, LLC
6770 S. McCarren Blvd #202
Reno, NV 89509

GRANT, BARGAIN and SALE DEED

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

Douglas H. McConnell, a single man

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

Pine Nut Hospitalities, LLC, a Nevada limited liability company

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

LOT 733, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

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: 03/05/2015

Douglas H. McConnell
Douglas H. McConnell

STATE OF NEVADA)
 : ss.
COUNTY OF)
~~DOUGLAS~~
Lyon

This instrument was acknowledged before me on
3-14-15 by
Douglas H. McConnell.

Sherry Flynn
Notary Public
(My commission expires: 05/05/2015)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
03/13/2015 under Escrow No. 143-2481455

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-22-310-151
- 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: \$180,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$180,000.00
- d) Real Property Transfer Tax Due \$702.00

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: _____ Capacity: Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Douglas H. McConnell
Address: 420 Spruce Street
City: Fernley
State: NV Zip: 89408

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Pine Nut Hospitalities,
Print Name: LLC
Address: 6770 S. McCarran Blvd #202
Reno
City: _____
State: NV Zip: 89509

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

First American Title Insurance
Print Name: Company File Number: 143-2481455 R/CPC
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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