

A.P.N.: 1419-35-110-009
File No: 125-2478229 (JP)
R.P.T.T.: \$2,234.70

When Recorded Mail To: Mail Tax Statements To:
Grantee
P.O. Box 619
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

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

Reno 37 LLC, a Nevada limited liability company

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

Benjamin Cass, a single man and Annika Kvist, a single woman as joint tenants

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

LOT 22 IN BLOCK D, AS SET FORTH ON THE FINAL SUBDIVISION MAP, A PLANNED UNIT DEVELOPMENT, PD 05-001 FOR MONTANA PHASE 2A AND 2B, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 12, 2006, IN BOOK 1206, AT PAGE 3576, AS DOCUMENT NO. 690467, OFFICIAL RECORDS.

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.

Reno 37 LLC, a Nevada limited liability company

Jaynie Tamura Gaines
By: Jaynie Tamura Gaines, Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)SS
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

See attached Acknowledgment

This area for official notarial seal

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 3/25/15 under Escrow No. **125-2478229**.

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

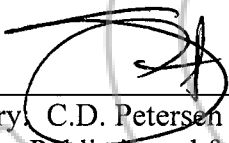
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Joaquin }

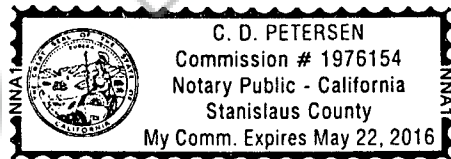
On Mar. 25, 2015, before me, C. D. Petersen – Notary Public, personally appeared **JAYNIE TAMURA GAINES**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary C.D. Petersen
Notary Public in and for
The State/Commonwealth of California
County/Parish of Stanislaus
My Commission Expires: May 22, 2016



Description of Attached Document:

Document Type: Grant, Bargain & Sale Deed

Document Date: _____

Number of Pages: - 2 -

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-35-110-009
- 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: \$572,627.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____)
- c) Transfer Tax Value: \$572,627.00
- d) Real Property Transfer Tax Due \$2,234.70

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: _____
Signature: _____

Capacity: Agent
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Reno 37 LLC
Address: 3202 West March Lane, Suite A
City: Stockton
State: CA Zip: 95219

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Benjamin Cass
Address: P.O. Box 619
City: Genoa
State: NV Zip: 89411

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

First American Title Insurance
Print Name: Company
Address: 3080 Vista Blvd., Suite 106
City: Sparks

File Number: 125-2478229 JP/JP
State: NV Zip: 89436

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