

DOUGLAS COUNTY, NV
RPTT:\$9165.00 Rec:\$16.00
\$9,181.00 Pgs=3
2015-861334
05/01/2015 02:48 PM
FIRST AMERICANTITLE STATELINE
KAREN ELLISON, RECORDER

A.P.N.: 1318-22-002-006
File No: 141-2481972 (NMP)
R.P.T.T.: \$9,165.00 C

When Recorded Mail To: Mail Tax Statements To:
Barbarus Investments One
20530 Vista de Oro Pl
Woodland Hills, CA 91364

GRANT, BARGAIN and SALE DEED

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

Nevada Royale, LLC., a Nevada limited liability company

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

Barbarus Investments One, LLC., a Nevada Limited Liability Company as to an undivided 40% interest, Edward Goldberg, a married man as his sole and separate property as to an undivided 40% interest, Jean-Pierre Izsak, a single man as to an undivided 10% and Philippe Gilbert Izsak, a single man as to an undivided 10% interest all as tenants in common

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

THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 16 IN BLOCK 3, AS SHOWN ON THE MAP OF OLIVER PARK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 02, 1959;

THENCE NORTH 18°23'35" EAST ALONG THE WESTERLY LINE OF MICHELLE DRIVE A DISTANCE OF 111.645 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 575.0 FEET THROUGH A CENTRAL ANGLE OF 10°25'14" FOR AN ARC DISTANCE OF 104.58 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF MICHELLE DRIVE NORTH 28°48'49" EAST A DISTANCE OF 70.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 61°11'11" WEST A DISTANCE OF 257.37 FEET;

THENCE NORTH 28°48'49" EAST A DISTANCE OF 186.53 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF KAHLE DRIVE EXTENDED NORTHWESTERLY;

THENCE SOUTH 61°11'11" EAST ALONG THE SOUTHWESTERLY LINE OF SAID KAHLE DRIVE EXTENDED A DISTANCE OF 257.37 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID MICHELLE DRIVE, AS SHOWN ON SAID MAP OF OLIVER PARK;

THENCE SOUTH 28°48'49" WEST ALONG THE NORTHWESTERLY LINE OF SAID MICHELLE DRIVE A DISTANCE OF 186.53 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 07, 2000, IN BOOK 600, PAGE 1466, AS INSTRUMENT NO. 493599.

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: 03/13/2015

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-22-002-006
- 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: \$2,350,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$2,350,000.00
- d) Real Property Transfer Tax Due \$9,165.00

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: [Signature]

Capacity: Grant Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nevada Royale, LLC.

Print Name: One

Meridian Advantge Forensic
Accounting-Litigation 200 Ridge

Barbarus Investments

Address: Street Ste 240

Address: 20530 Vista del Oro Pl

City: Reno,

City: Woodlands

State: NV Zip: 89501

State: CA Zip: 91364

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

First American Title Insurance

Print Name: Company

File Number: 141-2481972 NMP/NMP

Address P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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