

A.P.N. 1220-03-000-041 and  
1220-11-001-063

R.P.T.T. #3

MAIL TAX STATEMENTS TO:  
SAME AS BELOW  
WHEN RECORDED MAIL TO:

Sierra Nevada SW Enterprises, Ltd.  
P.O. Box 1700  
Dayton, Nevada 89403

*N1500542 RIT*

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Sierra Nevada SW Enterprises, LTD., a Nevada limited liability company**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Sierra Nevada SW Enterprises, LTD., a Nevada limited liability company** and to the heirs and assigns of such Grantee forever, all that real property situated in the Douglas County, State of Nevada, more particularly described as:

**See attached Exhibit "A"**


Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS BEING PLACED OF RECORD FOR THE PURPOSE OF ESTABLISHING THE LEGAL DESCRIPTIONS OF RECORD FOR PARCELS 1A AND 1B AS FURTHER DEPICTED AND SET FORTH ON RECORD OF SURVEY RECORDED MAY 21, 2015 AS DOCUMENT NO. 2015-862467, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Date: May 28, 2015

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

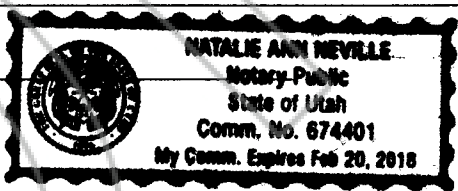
Sierra Nevada SW Enterprises, Ltd., a Nevada limited liability company  
By: Corporate Management Services, Inc., a Nevada corporation, Its Manager

  
By: James S. Bradshaw, President

State of Utah }  
County of Weber } ss.

This instrument was acknowledged before me on May 26, 2015  
By, James S. Bradshaw

Signature Natalie Neville  
Notary Public



**DESCRIPTION  
PARCEL 1A  
(PER DOCUMENT NO. 862467)**

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

A parcel of land being a portion of Adjusted Parcel 1 per the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 815195, said parcel shown as Parcel 1A on the Record of Survey for Sierra Nevada SW Enterprises, Ltd. filed for record May 21, 2015 in said office of Recorder as Document No. 862467, more particularly described as follows;

BEGINNING at the most westerly corner of said Parcel 1A, from which the common corner of Sections 3, 4, 33 & 34, Township 12 North, Range 20 East, M.D.M. bears North  $36^{\circ}29'45''$  West, 2649.82 feet;

thence South  $89^{\circ}19'57''$  East, 1265.26 feet;  
thence South  $11^{\circ}56'32''$  East, 78.01 feet;  
thence North  $77^{\circ}33'39''$  East, 919.09 feet;  
thence North  $12^{\circ}21'42''$  West, 1980.98 feet to a point on the south right-of-way line of Toler Lane;  
thence along said south right-of-way line of Toler Lane, South  $89^{\circ}20'34''$  East, 95.81 feet;  
thence South  $12^{\circ}03'48''$  East, 4946.44 feet;  
thence South  $88^{\circ}47'09''$  West, 68.89 feet;  
thence South  $12^{\circ}21'42''$  East, 721.05 feet;  
thence South  $21^{\circ}13'25''$  West, 555.22 feet to a point on the right-of-way line of Muller Parkway as granted by Deed to Douglas County filed for record January 8, 2013 in said office of Recorder in Book 113, Page 1602,  
thence along said right-of-way line of Muller Parkway the following courses:

North  $44^{\circ}45'21''$  West, 885.88 feet;  
Along the arc of a curve to the left, having a radius of 1852.50 feet, central angle of  $16^{\circ}05'23''$  and arc length of 520.22 feet;  
Along the arc of a reverse curve to the right, having a radius of 73.50 feet, central angle of  $48^{\circ}56'07''$  and arc length of 62.78 feet;  
Along the arc of a reverse curve to the left, having a radius of 114.50 feet, central angle of  $84^{\circ}28'35''$  and arc length of 168.82 feet;  
Along the arc of a reverse curve to the right, having a radius of 135.50 feet, central angle of  $44^{\circ}05'06''$  and arc length of 104.26 feet;

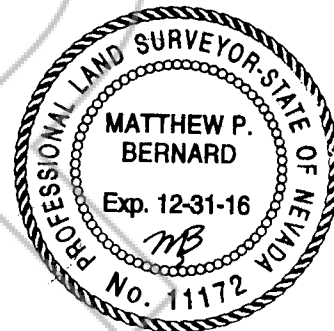
Along the arc of a compound curve to the right, having a radius of 1747.50 feet, central angle of  $13^{\circ}23'46''$  and arc length of 408.58 feet;

thence South  $45^{\circ}14'20''$  West, 361.27 feet;

thence North  $17^{\circ}48'57''$  West, 3024.74 feet to the POINT OF BEGINNING,  
containing 162.16 acres, more or less.

The Basis of Bearing of this description is North  $17^{\circ}48'57''$  West, the westerly line of Adjusted Parcel 1 as shown on the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in said office of Recorder as Document No. 815195.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



5-22-15

**DESCRIPTION  
PARCEL 1B  
(PER DOCUMENT NO. 862467)**

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

A parcel of land being a portion of Adjusted Parcel 1 per the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 815195, said parcel shown as Parcel 1B on the Record of Survey for Sierra Nevada SW Enterprises, Ltd. filed for record May 21, 2015 in said office of Recorder as Document No. 862467, more particularly described as follows;

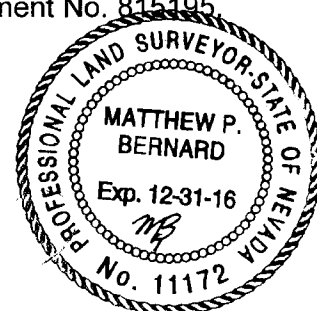
BEGINNING at the most westerly corner of said Parcel 1B, said point falling on the right-of-way line of Muller Parkway as granted by Deed to Douglas County filed for record January 8, 2013 in said office of Recorder in Book 113, Page 1602;

thence North 29°35'16" East, 657.74 feet;  
thence South 39°00'13" East, 129.77 feet;  
thence South 58°40'56" East, 373.58 feet;  
thence South 28°14'12" East, 296.15 feet;  
thence South 89°15'34" East, 1153.05 feet;  
thence South 00°15'59" West, 68.69 feet;  
thence North 89°10'02" West, 1105.69 feet;  
thence North 89°20'25" West, 59.37 feet;  
thence North 31°08'01" West, 250.16 feet;  
thence North 52°09'40" West, 402.85 feet;  
thence North 52°40'39" West, 86.89 feet;  
thence South 29°02'43" West, 588.63 feet to a point on said right-of-way line of Muller Parkway;  
thence along said right-of-way line of Muller Parkway, North 44°45'21" West, 72.48 feet to the POINT OF BEGINNING, containing 3.85 acres, more or less.

The Basis of Bearing of this description is North 17°48'57" West, the westerly line of Adjusted Parcel 1 as shown on the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in said office of Recorder as Document No. 815195

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423

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5-22-15

**State of Nevada Declaration of Value**

1. **Assessor Parcel Number(s)**

- a) 1220-03-000-041
- b) 1220-11-001-063
- c)

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 :

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. **Total Value/Sale Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value \$ \_\_\_\_\_

**Real Property Transfer Tax Due:** \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #3
- b. Explain Reason for Exemption: This deed is being placed of record for the purpose of establishing the legal descriptions of record for Parcels 1A and 1B as further depicted and set forth on Record of Survey recorded May 21, 2015 as Document no. 2015-862467, Official records of Douglas County, State of Nevada

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 \_\_\_\_\_

Signature \_\_\_\_\_

Capacity: *MSV / GRANTOR*

Capacity: *MSG GRANTEE*

**SELLER (GRANTOR) INFORMATION**  
 Print Name: Sierra Nevada SW Enterprises, Ltd.  
 Address: P.O. Box 1700  
 City: Dayton  
 State: NV Zip: 89403

**BUYER (GRANTEE) INFORMATION**  
 Print Name: Sierra Nevada SW Enterprises, Ltd.  
 Address: P.O. Box 1700  
 City: Dayton  
 State: NV Zip: 89403

**COMPANY/PERSON REQUESTING RECORDING**

Print Name: Northern Nevada Title Company  
 Address: 307 W. Winnie Lane  
 City: Carson City State: Nevada Zip: 89703

Escrow No. N1500543-RIT