

APN: 1320-33-401-033

RECORDING REQUESTED BY:

Mark Forsberg, Esq.  
Oshinski & Forsberg, Ltd.  
504 E. Musser St., Suite 302  
Carson City, Nevada 89701

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

See Horse I, LLC  
1201 Third Ave., Suite 3200  
Seattle, WA 98105



KAREN ELLISON, RECORDER

E01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**GRANT, BARGAIN & SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **G PEG I, LLC**, a Nevada limited liability company, hereby grants, bargains, sells and conveys to **SEE HORSE I, LLC**, a Nevada limited liability company, that certain real property situate in the County of Douglas, State of Nevada, more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, APN 1320-33-401-033.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

WITNESS my hand this 15<sup>th</sup> day of June, 2015.

**G PEG I, LLC**

By:

MICHAEL E. PEGRAM

Its

Manager

STATE OF Nevada )  
 ) ss.  
COUNTY OF Douglas )

On this 15 day of June, 2015, before me, the undersigned, a Notary Public in and for the State of Nevada, personally appeared Michael Pegram as Manager of G PEG I, LLC, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Eileen Knox  
NOTARY PUBLIC

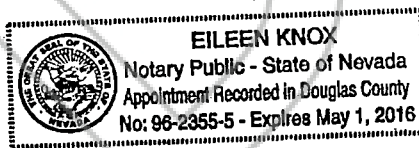


EXHIBIT A

A.P.N. 1320-33-401-033

Being a portion of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M., in more particularly described as follows:

Beginning at a point in the Town of Gardnerville, County of Douglas, State of Nevada, which is South 45°10' East, 117 feet 2 tenths, from the Southwest corner of Main and School Streets, and parallel in distance 8 feet 11 inches from the Southerly side of the Douglas County Bank Building, the line runs South 44°28' West, 134 feet 7 tenths; Thence South 45°10' East, 86 feet 7 tenths; Thence North 44°28' East, 231 feet to Main Street; Thence North 45°10' West, 77 feet 8 tenths; along Main Street feet to the Point of Beginning.

Together with a right of way in the alley between the above described property and the Midland Garage which right of way is to extended along the full length of the property covered.

Excepting therefrom the following described real property:

All that certain lot, piece or parcel of land situate, lying and being in the Town of Gardnerville, County of Douglas, State of Nevada and more particularly described as follows to wit:

Beginning at a point in the Town of Gardnerville, County of Douglas, State of Nevada, which is South 45°10' East, 117.2 feet from the Southwest corner of Main and School Streets, and parallel in distance 8 feet 11 inches from the Southerly side of the Douglas County Farmer's Bank Building, line runs South 44°28' West 96.3 feet along the bank property line; Thence North 45°10' West 8 feet 11 inches; Thence South 44°28' West, 35.4 feet; Thence South 45°10' East, 58 Feet 11 inches; Thence North 44°28' East, 131.7 feet, to Main Street; Thence North 45°10' West, 50 feet; along Main Street feet to the Point of Beginning.

Together with a 10 foot right of way from Northerly rear corner of above extending 10 feet wide along rear line of above, and a 10 foot right of way running parallel to above crossing land of party of first part. Said 10 feet to be used as an alley by the parties above mentioned, or their tenants, together with the use of an 11 foot alley running on the Southeasterly side of land of Micheo.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on December 23, 1988, in Book 1288, Page 3416, as Document No. 193235, of Official Records.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-33-401-033  
 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**  
 DOCUMENT/INSTRUMENT #: \_\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES:  
12/2009 GEG      8/2012 See Horse I, LLC  
Can AS Paper Work (PK)

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: Affiliated business entity with identical common ownership

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 Manager  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: G PEG I, LLC  
 Address: 1201 Third Avenue, Suite 3200  
 City: Seattle  
 State: Washington Zip: 89505

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: SEE HORSE I, LLC  
 Address: 1201 Third Avenue, Suite 3200  
 City: Seattle  
 State: Washington Zip: 89505

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: G PEG I, LLC Escrow # \_\_\_\_\_  
 Address: 1201 Third Avenue, Suite 3200  
 City: Seattle State: Washington Zip: 89505