

APN: 1220-04-501-004

Recorded at the request of
First American Title Insurance Company-
Small Commercial Services
1201 Walnut Street, Suite 700
Kansas City, MO 64106
733728 - KH

After recordation, return Grant
Deed and mail future property
tax statements to Grantee at:

Issac Oren and Nancy Fleming Oren, Trustees
10703 Warrior Court
Las Vegas, NV 89135

SPECIAL WARRANTY DEED

Ramos Properties, LLC, a Nevada limited liability company ("Grantor") hereby grants, bargains, sells, and conveys to Issac Oren and Nancy Fleming Oren, Trustees of the Issac and Nancy Oren Family Trust ("Grantee"), all of Grantor's right, title and interest, in the real property located at 1357 U.S. Highway 395 South, Gardnerville, Douglas County, Nevada, and more particularly described on Exhibit A attached hereto (the "Property"), subject to the exceptions listed on Exhibit B attached hereto (the "Permitted Encumbrances").

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.

Grantor hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the Property unto Grantee, its heirs and assigns, against any

person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, and subject to the Permitted Encumbrances.

Dated this 6 day of July, 2015.

RAMOS PROPERTIES, LLC

Angelo A. Ramos
Angelo A. Ramos, Member/Manager

Lucy M. Ramos
Lucy M. Ramos, Member/Manager

Jaime A. Ramos
Jaime A. Ramos, Member/Manager

Maria C. Ramos
Maria C. Ramos, Member/Manager

STATE OF California

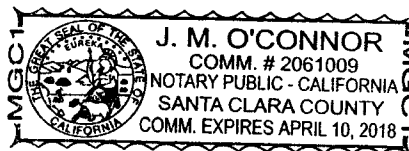
COUNTY OF Santa Clara

On 7-6-15 before me, J.M. O'Connor Notary Public,
personally appeared Angelo A. Ramos, 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 he executed the same in his authorized capacity, and that by his 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.

J.M. O'Connor
Notary Public J.M. O'Connor




STATE OF California

COUNTY OF Santa Clara

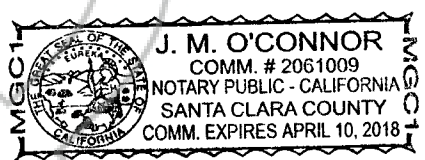
On 7-6-15 before me, JMO'Connor Notary Public personally appeared Lucy M. Ramos, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature 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 Public J.M. O'Connor




STATE OF California

COUNTY OF Santa Clara

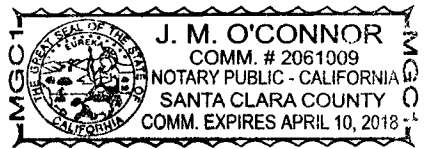
On 7-6-15 before me, JMO'Connor Notary Public, personally appeared Jaime A. Ramos, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature 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 Public J.M. O'Connor




STATE OF California

COUNTY OF Santa Clara

On 7-6-15 before me, J. M. O'Connor Notary Public,
personally appeared Maria C. Ramos, 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 Public J.M. O'Connor



EXHIBIT A
Legal Description

APN: 1220-04-501-004

PARCEL I:

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 39, AS SHOWN ON THE MAP OF CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 19, 1965;

THENCE NORTH $89^{\circ} 46' 07''$ EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH $38^{\circ} 54' 53''$ WEST, A DISTANCE OF 715.12 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 395; THENCE ALONG SAID RIGHT OF WAY LINE NORTH $51^{\circ} 04'$ WEST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 395, NORTH $51^{\circ} 04'$ WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH $38^{\circ} 54' 53''$ EAST 100.00 FEET; THENCE SOUTH $51^{\circ} 04'$ EAST, 135.00 FEET; THENCE SOUTH $38^{\circ} 54' 53''$ WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES THAT IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF THE HEREIN ABOVE CONVEYED PARCEL; THENCE NORTH $38^{\circ} 54' 53''$ EAST, ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 135.00 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH $51^{\circ} 04''$ EAST 30.00 FEET; THENCE SOUTH $38^{\circ} 54' 53''$ WEST, A DISTANCE OF 135.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 395; THENCE ALONG THE RIGHT OF WAY LINE NORTH $51^{\circ} 04''$ WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 05, 2009 IN BOOK 0809, PAGE 800 AS INSTRUMENT NO. 0748333 OF OFFICIAL RECORDS.

**EXHIBIT B
PERMITTED ENCUMBRANCES**

In accordance with subparagraph 5(a) of the Agreement of Purchase and Sale entered into between Grantor and Grantee dated May 21, 2015 (“APS”) the Property is transferred subject to the following exceptions:

1. Ad valorem real estate taxes for the year of closing and any general, special, and supplemental county taxes and assessments not yet delinquent;
2. All restrictions, covenants, conditions, easements, and other matters of record affecting the Property;
3. All applicable zoning rules and regulations;
4. Any such state of facts as would be disclosed by an accurate survey and inspection of the Property conveyed pursuant to this Special Warranty Deed.

STATE OF NEVADA
FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # _____
 Book: _____ Page _____
 Date of Recording: _____
 Notes: _____

DECLARATION OF VALUE

1. **Assessor Parcel Number (s)**
 a) 1220-04-501-004
 b) _____
 c) _____
 d) _____

2. **Type of Property:**
 a) Vacant Land b) SingleFamRes.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) X Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other

3. **Total Value/Sales Price of Property:** \$ 1,700,000 -
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 1,700,000.00
 Real Property Transfer Tax Due: \$ 6,630.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 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 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 Allyson Church as agent Capacity Grantor
 Signature Allyson Church as agent Capacity Grantee

SELLER (GRANTOR) INFORMATION (Required)	BUYER (GRANTEE) INFORMATION (Required)
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Print Name: Ramos Properties, LLC	Print Name: Issac Oren and Nancy Fleming Oren, Trustees
Address: 6403 Firefly Drive City: San Jose State: CA Zip: 95120	Address: 10703 Warrior Court City: Las Vegas State: NV Zip: 89135

COMPANY/PERSON REQUESTING RECORDING

(Required if not the Seller or Buyer)

Print Name: Kurt O. Hunsberger, Esq. - Maupin, Cox & LeGoy **Escrow #** N/A

Address: 4785 Caughlin Parkway

City: Reno **State:** Nevada **Zip:** 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

