

A.P.N.: 1418-03-301-008
File No: 141-2490615 (NMP)
R.P.T.T.: \$1,404.00 C

When Recorded Mail To: Mail Tax Statements To:
Nicksam Properties, LLC.
20 Bicentennial Circle
Sacramento, CA 95826

GRANT, BARGAIN and SALE DEED

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

Rockwell Lot LLC, a Nevada Limited Liability Company

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

Nicksam Properties, LLC., a California limited liability company

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

PARCEL 1:

ALL THAT PORTION OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 36°41'48" WEST 1,267.14 FEET FROM THE CENTER 1/4 CORNER OF SAID SECTION 3, AS ESTABLISHED BY THE BUREAU OF LAND MANAGEMENT IN 1990;

THENCE NORTH 01°14'07" EAST 284.68 FEET;

THENCE SOUTH 88°55'53" EAST 101.83 FEET;

THENCE SOUTH 01°45'00" WEST 44.80 FEET;

THENCE ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 21°33'30" AND AN ARC LENGTH OF 71.49 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 02°40'35" WEST 71.07 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 66°05'15" AND AN ARC LENGTH OF 207.62 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 31°44'20" WEST 196.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

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OF BEGINNING.**

PARCEL 2:

AN EASEMENT FOR ROADWAY AS ORIGINALLY SET FORTH IN AN INSTRUMENT RECORDED AUGUST 05, 1935 IN BOOK U, PAGE 67, AND AMENDED BY EASEMENT RELOCATION AGREEMENT RECORDED SEPTEMBER 21, 2007 IN BOOK 0907, PAGE 5050 AS DOCUMENT NO. 709722 OF OFFICIAL RECORDS.

PARCEL 3:

AN EASEMENT FOR VEHICULAR, PEDESTRIAN AND DRIVEWAY ACCESS AS SET FORTH IN AN EASEMENT AGREEMENT RECORDED SEPTEMBER 21, 2007 IN BOOK 0907, PAGE 5062, DOCUMENT NO. 709723 OF OFFICIAL RECORDS.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 13, 2009 IN BOOK 509, PAGE 3043 AS DOCUMENT NO. 743078 OF 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.

Date: 08/05/2015

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-03-301-008
- 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'//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: \$360,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$360,000.00
- d) Real Property Transfer Tax Due \$1,404.00

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: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Rockwell Lot, LLC.
 Address: P.O. Box 321
 City: Glenbrook
 State: NV Zip: 89413

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nicksam Properties, LLC.
 Address: 20 Bicentennial
 City: Sacramento
 State: CA Zip: 95826

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

First American Title Insurance
 Print Name: Company File Number: 141-2490615 NMP/NMP
 Address: P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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