

DOUGLAS COUNTY, NV **2015-870073**
RPTT:\$16380.00 Rec:\$15.00
\$16,395.00 Pgs=2 **09/24/2015 02:54 PM**
FIRST AMERICAN TITLE NCS LAS VEGAS
KAREN ELLISON, RECORDER

APN: 1318-22-002-007

The Grantors declare:
Documentary Transfer Tax is \$ 111,580.00

When Recorded, Mail To:
(Tax Statements Same)

Tahoe Nevada Holdings, LLC
Attn: Robert Mecay
P.O. Box 12520
Zephyr Cove, NV 89448

Above Space Reserved for Recorder's Use

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, receipt of which is hereby acknowledged, **SOUTH SHORE CAPITAL, LLC**, a Nevada limited liability company ("Grantor"), does hereby GRANT, BARGAIN, SELL AND CONVEY to **TAHOE NEVADA HOLDINGS, LLC**, a Nevada limited liability company ("Grantee") all that real property situated in the County of Douglas, State of Nevada, specifically described as follows:

See Attached **EXHIBIT A**

WITNESS my hand this 13th day of August 2015.

SOUTH SHORE CAPITAL, LLC
A Nevada Limited Liability Company
By: KBM Enterprises, LLC, a Nevada Limited Liability Company, Its Managing Member
By: International Production, LLC, a Nevada Limited Liability Company, Its Managing Member

Dated: AUGUST 13, 2015

By: [Signature]
Robert Mecay, Managing Member
ROBERT MECAY

State of California }
County of San Francisco } SS.

On AUGUST 13, 2015 before me, C. C. TE, a Notary Public, personally appeared ROBERT M. MECAY, personally known to me (or 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.

WITNESS my hand and official seal.

[Signature]
Notary's Signature (Seal)



C.C. TE # 2062081 EXP. 4-19-18

EXHIBIT "A"

PROPERTY DESCRIPTION

All that certain real property located at 172 Michelle Drive, Stateline, Nevada 89449, identified as Douglas County Assessor's Parcel Number 1318-22-002-007, and commonly known as the Aspen Grove Apartments 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 2, 1959; THENCE NORTH $18^{\circ}23'35''$ EAST ALONG THE WESTERLY LINE OF MICHELLE DRIVE, A DISTANCE OF 111.645 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH $65^{\circ}16'52''$ WEST A DISTANCE OF 267.59 FEET; THENCE NORTH $28^{\circ}48'49''$ EAST A DISTANCE OF 194.83 FEET; THENCE SOUTH $61^{\circ}11'11''$ EAST A DISTANCE OF 257.37 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID MICHELLE DRIVE; THENCE ALONG SAID LINE SOUTH $28^{\circ}48'49''$ WEST A DISTANCE OF 70.69 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 575.0 FEET THROUGH A CENTRAL ANGLE OF $10^{\circ}25'41''$ FOR AN ARC DISTANCE OF 104.58 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 27, 2005, IN BOOK 1005, PAGE 13518 AS INSTRUMENT NO. 659200 OF OFFICIAL RECORDS.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-22-002-007
 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: \$4,200,000.00
 b) Deed in Lieu of Foreclosure Only (value of _____) (\$ _____)
 c) Transfer Tax Value: \$4,200,000.00
 d) Real Property Transfer Tax Due \$16,380.00
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]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: South Shore Capital, LLC
 Address: P.O. Box 12520
 City: Sephyr Cove
 State: NV Zip: 89448

Print Name: LLC
 Address: 170 Highway 50
 City: Stateline
 State: NV Zip: 89449

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

First American Title Insurance
 Company National Commercial
 Print Name: Services
 Address: 2500 Paseo Verde Parkway, #120
 City: Henderson

File Number: NCS-745387-HHLV kh/kh
 State: NV Zip: 89074

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