

A.P.N.: 1220-21-111-034, 35, 36, 37
File No: 121-2486790A (MLR)
R.P.T.T.: \$780.00 C

When Recorded Mail To: Mail Tax Statements To:
Dooston Gardnerville LLC,
13504 Beaumont Ave.
Saratoga, CA 95070

GRANT, BARGAIN and SALE DEED

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

LandSmith Appreciation Fund, LLC, a California limited liability company

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

Dooston Gardnerville LLC, a California limited liability company

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

LOTS 34 THROUGH 37, AS SHOWN ON THE FINAL MAP HERITAGE NEVADA SENIOR HOUSING, A PLANNED DEVELOPMENT #PD 05-003, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 11, 2006, IN BOOK 0906, PAGE 2968, AS DOCUMENT NO. 684198, 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: 09/14/2015

LandSmith Appreciation Fund, LLC, a California
limited liability company

By: _____

Name: James L. Breitenstein

Title: Authorized Signor

STATE OF _____)

COUNTY OF _____)

ss.

see attached

This instrument was acknowledged before me on _____ by

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
September 14, 2015 under Escrow No. **121-2486790A**.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Mateo)

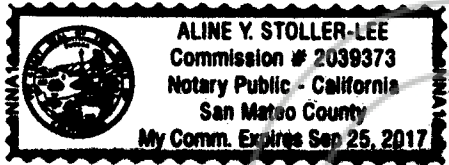
On 9/22/ 2015 before me, Aline Y. Stoller-Lee, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James L. Breitenstein
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



Signature Aline Y. Stoller-Lee
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

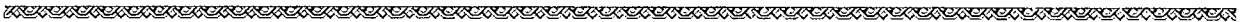
Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed Document Date: 9/14/15
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-21-111-34,35,36,37
 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: \$200,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$200,000.00
 d) Real Property Transfer Tax Due \$780.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____
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: _____
 Capacity: PRINCIPAL

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LLC
 Address: 1001 Marshall St. #450
 City: Redwood City
 State: CA Zip: 94063

Print Name: Dooston Gardnerville LLC,
 Address: 13504 Beaumont Ave.
 City: Saratoga
 State: CA Zip: 95070

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

First American Title Insurance
 Print Name: Company
 Address 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2486790A MLR/pb
 State: NV Zip: 89511-2043

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