

DOUGLAS COUNTY, NV

2015-874135

RPTT:\$0.00 Rec:\$0.00

\$0.00 Pgs=3

12/16/2015 12:14 PM

TICOR TITLE - RENO (COMMERCIAL)

KAREN ELLISON, RECORDER

E02

RECORDING REQUESTED BY

USDA Forest Service

MAIL TAX STATEMENTS TO:

WHEN RECORDED MAIL TO: Grantee c/o

USDA Forest Service

CA-NV Landownership Adjustment Team

1536 S. Carson St.

Carson City, NV 89701

REAL PROPERTY TRANSFER TAX \$ EXEMPT

Declared: Jeff Marsolais

Forest Supervisor

By and For: Forest Service (USDA)

APN: 1418-00-002-006

**GRANT DEED**

KNOW ALL MEN BY THESE PRESENTS, that, **Hahnenkamm LLC**, a Nevada limited liability company ("Grantor"), for and in consideration of **Five Million Thirty Thousand and 00/100 DOLLARS** (\$5,030,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, pursuant to the Act of December 23, 1980 (94 Stat. 3381), and the Southern Nevada Public Land Management Act of 1998 (112 Stat. 2343), hereby grants, bargains, sells and conveys unto the **UNITED STATES OF AMERICA and its assigns**, that certain real property more particularly described as follows:

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

The Northwest quarter of the Northwest quarter of Section 35, Township 14 North, Range 18 East, Mount Diablo Meridian, recorded in Volume 12, Page 192, records of said County, Patent No. 6523, Application No. 17492

The acquiring federal agency is the Department of Agriculture, Forest Service.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, specifically including any entitlements or allocations, such as allowable coverage, development rights or other use or management rights associated with the lots as determined by the Tahoe Regional Planning Agency or other governmental agency having jurisdiction over development or use of said lots; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the United States of America and its assigns forever.

IN WITNESS WHEREOF, **Hahnenkamm LLC**, a Nevada limited liability company, has hereunto set its hand this 4th day of November, 2015.

Hahnenkamm LLC, a Nevada limited liability company

By: *William Hartman*  
**WILLIAM HARTMAN**  
Title: MANAGING MEMBER

ACKNOWLEDGMENT

State of Nevada

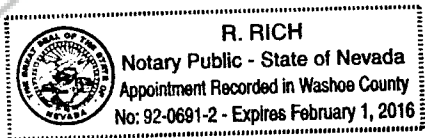
County of Washoe

On November 4, 2015 before me, R. Rich,  
Date Name, Title of Officer

personally appeared William Hartman, personally known to me (or 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.

Witness my hand and official seal

\_\_\_\_\_  
Signature of Notary



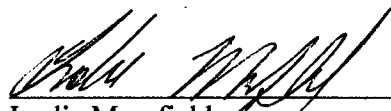
(SEAL)

Grant Deed  
Hahnenkamm LLC

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**This deed is correct as to the description, consideration and conditions.**

By



Leslie Morefield  
Realty Specialist  
CA-NV Landownership Adjustment Team

Date:

11/4/15

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the attached Grant Deed in favor of the UNITED STATES OF AMERICA, is hereby accepted by the undersigned officer on behalf of the United States of America pursuant to authority granted by the Act of December 23, 1980 (94 Stat. 3381) and the Grantee consents to the recordation thereof.

Authorized Officer:



Date:

11/12/15

Title:

JEFF MARSOLAIS  
Forest Supervisor  
Lake Tahoe Basin Management Unit

**STATEMENT FOR APN 1418-00-002-006**

This statement is attached to the Grant Deed from Hahnenkamm LLC to the United States of America.

The United States of America does not seek exclusive jurisdiction over the property described in this Grant Deed.

  
JEFF MARSOLAIS

Forest Supervisor  
Lake Tahoe Basin Management Unit

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1418-00-002-006
- 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**  
Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:** \$5,030,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$5,030,000.00  
 Real Property Transfer Tax Due: EXEMPT

**4. If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section 2 \_\_\_\_\_  
 b. Explain Reason for Exemption: Transfer of title to the United States

**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 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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature Wille Starck Capacity MANAGER HAHNEKAMM LLC SELLER

<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(REQUIRED)	(REQUIRED)
Print Name: <u>Hahnekamm, LLC, a Nevada limited liability company</u>	Print Name: <u>The United States of America and its assigns</u>
Address: <u>2248 Meridian Blvd, Suite H</u>	Address: <u>c/o USDA Forest Service</u>
<u>Minden, NV 89423</u>	<u>CA-NV Landownership Adj. Team</u>
	<u>1536 S. Carson Street,</u>
	<u>Carson City, NV 89701</u>

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1503497-CD  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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Signature [Signature] Capacity Realty Specialist - USFS  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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