

DOUGLAS COUNTY, NV **2015-874335**  
RPTT:\$21840.00 Rec:\$16.00  
\$21,856.00 Pgs=3 **12/21/2015 03:34 PM**  
TICOR TITLE - GARDNERVILLE  
**KAREN ELLISON, RECORDER**

WHEN RECORDED MAIL TO:  
And Away They Go, LLC, a Nevada Limited Liability  
Company as to an undivided 63.34% fee simple  
interest; Peg Land, LLC, a Nevada Limited Liability  
company, as to an undivided 36.66% fee simple  
interest, held as tenants in common  
1627 Highway 395  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as Above

Escrow No. N1500543-RLT  
The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-03-000-041& 1220-03-000-034  
R.P.T.T. \$21,840.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Sierra Nevada SW Enterprises, LTD, a Nevada Limited Liability  
Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to And Away They Go, LLC, a Nevada Limited Liability Company as to an  
undivided 63.34% fee simple interest and Peg Land, LLC, a Nevada limited liability company, as to an  
undivided 36.66% fee simple interest, held as tenants in common

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

Excluding all Surface Water Rights

**Sierra Nevada SW Enterprises, LTD, a Nevada  
Limited Liability Company**

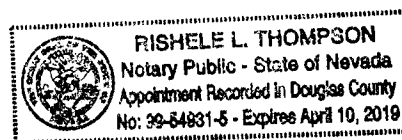
**Corporate Management Services, Inc, Manager By:  
James S. Bradshaw, President**

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 12/11/15  
by James S. Bradshaw

  
NOTARY PUBLIC



**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1**

Parcel 2 and a Portion of Adjusted Parcel 1, as shown on the Record of Survey to Support a Boundary Line Adjustment for Terry M. Jacobsen and Linda Ann Jacobsen and Jacobsen Family Survivors/Residual Trust, filed for record December 30, 1997, in book 1297, at page 5459, as Document No. 429408, Official Records of Douglas County, Nevada, more particularly describes as follows:

BEGINNING at the northwest corner of said Adjusted Parcel 1, said point being on the Southerly right-of-way line of Toler Lane;  
Thence along said southerly right-of-way line, South 89°20'34" East, 662.65 feet;  
Thence leaving said southerly right-of-way line, South 00°39'26" West, 1261.19 feet;  
Thence North 77°32'52" East, 671.17 feet;  
Thence South 12°32'16" East, 979.08 feet to the southeast corner of said Parcel 2;  
Thence along the southerly line of said Parcel 2, North 89°19'57" West 1265.26 feet to the southwest corner of Parcel 2;  
Thence along the westerly line of said Parcel 2 and its prolongation along the westerly line of said Adjusted Parcel 1, 17°48'57" West 853.77 feet;  
Thence continuing along the Westerly line of said Adjusted Parcel 1, North 00°28'21" East, 1252.20 feet to The Point of Beginning.

Reference is further made to Adjusted Parcel 2 on Record of Survey recorded in the office of the Douglas County Recorder on March 6, 3003 in Book 303, Page 2158 as Document No. 569146, Official Records of Douglas County, State of Nevada.

Note: Legal description previously contained in Document No. 573634, recorded April 15, 2003 in Book 403, Page 7331, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1220-03-000-034

**PARCEL 2**

A parcel of land located within portions of Sections 3, 10 & 11, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

A parcel of land being a portion of Adjusted Parcel 1 per the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 815195, said parcel shown as Parcel 1A on the Record of Survey for Sierra Nevada SW

Enterprises, Ltd. filed for record May 21, 2015 in said office of Recorder as Document No. 2015-862467, more particularly described as follows;

BEGINNING at the most westerly corner of said Parcel 1A, from which the common corner of Sections 3, 4, 33 & 34, Township 12 North, Range 20 East, M.D.M. bears North 36°29'45" West, 2649.82 feet;

thence South 89°19'57" East, 1265.26 feet;  
thence South 11°56'32" East, 78.01 feet;  
thence North 77°33'39" East, 919.09 feet;

thence North 12°21'42" West, 1980.98 feet to a point on the south right-of-way line of Toler Lane;

thence along said south right-of-way line of Toler Lane, South 89°20'34" East 95.81 feet;

thence South 12°03'48" East, 4946.44 feet;  
thence South 88°47'09" West, 68.89 feet;  
thence South 12°21'42" East, 721.05 feet;

thence South 21°13'25" West, 555.22 feet to a point on the right-of-way line of Muller Parkway as granted by Deed to Douglas County filed for record January 8, 2013 in said office of Recorder in Book 113, Page 1602;

thence along said right-of-way line of Muller Parkway the following courses:

North 44°45'21" West, 885.88 feet;  
Along the arc of a curve to the left, having a radius of 1852.50 feet, central angle of 16°05'23" and arc length of 520.22 feet;

Along the arc of a reverse curve to the right, having a radius of 73.50 feet, central angle of 48°56'07" and arc length of 62.78 feet;

Along the arc of a reverse curve to the left, having a radius of 114.50 feet, central angle of 84°28'35" and arc length of 168.82 feet;

Along the arc of a reverse curve to the right, having a radius of 135.50 feet, central angle of 44°05'06" and arc length of 104.26 feet;

Along the arc of a compound curve to the right, having a radius of 1747.50 feet, central angle of 13°23'46" and arc length of 408.58 feet;  
thence South 45°14'20" West, 361.27 feet;  
thence North 17°48'57" West, 3024.74 feet to the POINT OF BEGINNING.

Note: Legal description previously contained in Document No. 2015-862766 recorded May 28, 2015, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1220-03-000-041

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

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

- a) 1220-03-000-041
- b) 1220-03-000-034
- 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  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$5,600,000.00 \_\_\_\_\_  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$5,600,000.00 \_\_\_\_\_  
 Real Property Transfer Tax Due: \$21,840.00 \_\_\_\_\_

**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 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 JAMES S. BRADSHAW Capacity Manager / GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Sierra Nevada SW Enterprises, LTD,  
a Nevada Limited Liability Company  
 Address: PO BOX 1700  
Dayton, NV 89403  
 City, State, Zip

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: And Away They Go, LLC, a Nevada  
Limited Liability Company AND PEG LAND  
LLC  
 Address: 1627 Highway 395  
Minden, NV 89423  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: N1500543-RLT  
 Address: 1483 Highway 395, Suite B  
 City, State, Zip: Gardnerville, NV 89410