

DOUGLAS COUNTY, NV
RPTT:\$6743.10 Rec:\$17.00
\$6,760.10 Pgs=4 2015-874821
12/31/2015 01:47 PM
STEWART TITLE ELKO
KAREN ELLISON, RECORDER

APN: 1320-30-213-018

Recording Requested By
and Return to:

Grantee below

The undersigned affirms that this document
does not contain a social security number.

Grantee's Address/

Mail tax statement to:

P.O. Box 2688
Elko, NV 89803

01415 - 994.5

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 15 day of December, 2015, by
and between **KINGSBURY MANOR ASSOCIATES**, a Nevada Limited Partnership, Grantor,
and **KINGSBURY VILLAGE, LP**, a Nevada Limited Partnership, Grantee.

WITNESSETH:

FOR VALUABLE CONSIDERATION RECEIVED, Grantor does hereby grant, bargain,
sell and convey unto said Grantee, its successors and assigns, forever, all of the following
described real property situate, lying and being in the County of Douglas, State of Nevada, and
more particularly described on Exhibit "A" attached hereto.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and the reversion and reversions, remainder
and remainders, rents, issues, and profits thereof.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive
covenants, assessments, easements, rights and rights-of-way of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto
the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first hereinabove written.

GRANTOR:

KINGSBURY MANOR ASSOCIATES, a Nevada Limited Partnership

BY: *George Lynn Hagen*
GEORGE LYNN HAGEN, General Partner

STATE OF Arizona)
: ss.
COUNTY OF Cocconino

This instrument was acknowledged before me on December 18, 2015,
by **GEORGE LYNN HAGEN**.

Janette Phouade
NOTARY PUBLIC

See attached

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Arizona } ss.
County of Coconino }

On this the 18th day of December, 2015, before me,
Day Month Year

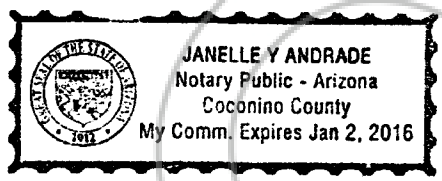
Janelle Y Andrade, the undersigned Notary Public,
Name of Notary Public

personally appeared George Lynn Hagen,
Name(s) of Signer(s)

- 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 for the purposes therein stated.

WITNESS my hand and official seal.



Janelle Y Andrade
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

INFORMATION IN AREAS 1-4 REQUIRED IN ARIZONA. OPTIONAL IN OTHER STATES.

Description of Any Attached Document

- 1 Title or Type of Document: Grant, Bargain & Sale Deed
- 2 Document Date: 12/18/15 3 Number of Pages: 3
- 4 Signer(s) Other Than Named Above: N/A

OPTIONAL

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of Douglas, described as:

All that real property being a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M, particularly described as follows:

COMMENCING at the Southeasterly corner of Lot 1, Block C, Westwood Village Unit No. 1, as shown on the map of Westwood Manor Phase 1, Douglas County, Nevada, filed in the Office of the County Recorder of Douglas County, State of Nevada, on September 29, 1981 Instrument No. 60744; thence North $01^{\circ}03'20''$ East 373.15 feet to the True Point of Beginning of this description; thence North $88^{\circ}56'40''$ West 179.97 feet; thence South $01^{\circ}03'20''$ West 66.00 feet; thence North $88^{\circ}56'40''$ West 20.00 feet; thence South $01^{\circ}03'20''$ West 24.00 feet; thence North $50^{\circ}03'16''$ West 198.22 feet; thence North $35^{\circ}53'50''$ East 117.15 feet; thence North $27^{\circ}48'10''$ East 117.15 feet; thence North $23^{\circ}37'20''$ East 229.47 feet; thence along the arc of a curve concave Northerly having a radius of 710.00 feet, a central angle of $10^{\circ}18'15''$ and the tangent to which bears South $77^{\circ}49'32''$ East 64.02 feet, an arc distance of 127.69 feet to a point of reverse curve; thence along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of $89^{\circ}11'07''$, an arc distance of 31.13 feet; thence South $01^{\circ}03'20''$ West 413.86 feet to the True Point of Beginning of this description.

This legal description was previously recorded in Document No. 322985.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-213-018
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$1,728,683.12
 Deed in Lieu of Foreclosure Only (value of Property) _____
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: \$6,743.10

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 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 GRANTOR
KINGSBURY MANOR ASSOCIATES, A NEVADA LIMITED PARTNERSHIP

Signature _____ Capacity GRANTEE
Kingsbury Village, LP

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>KINGSBURY MANOR ASSOCIATES, A NEVADA LIMITED PARTNERSHIP</u>	Print Name: <u>Kingsbury Village, LP</u>
Address: <u>22911 N. Fremont Blvd</u>	Address: <u>P.O. Box 2688</u>
City: <u>Hogstaff</u>	City: <u>Elko</u>
State: <u>AZ</u> Zip: <u>85001</u>	State: <u>NV</u> Zip: <u>89803</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow #: 01415-9945
 Address: 810 Idaho Street
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Signature _____ Capacity GRANTOR
 KINGSBURY MANOR ASSOCIATES, A NEVADA
 LIMITED PARTNERSHIP

Signature _____ Capacity GRANTEE
 Kingsbury Village, LP

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

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

Print Name: KINGSBURY MANOR ASSOCIATES, A NEVADA LIMITED PARTNERSHIP
 Address: 2291 B FREEMAN BLVD
 City: FLAG STATE
 State: NV AZ Zip: 81600

Print Name: Kingsbury Village, LP
 Address: P.O. Box 2688
 City: Elko
 State: NV Zip: 89803

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

Print Name: Stewart Title Company
 Address: 810 Idaho Street
 City: Elko
 Escrow #: 01415-9945
 State: NV Zip: 89801

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