

DOUGLAS COUNTY, NV

**2016-875958**

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

**01/28/2016 11:23 AM**

ETRCO, LLC

**KAREN ELLISON, RECORDER**

E03

APN#: ptn of 1320-08-002-007

RPTT: \$0.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 076832-WLD**

**When Recorded Mail To:**

**AMT Investments, L.P., a**

**Washington limited partnership**

**1627 US Highway 395 N**

**Minden, NV 89423**

**Mail Tax Statements to: (deeds only)**

**Same as Above**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature \_\_\_\_\_

Wendy Dunbar

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

John Mayes, a single man

do(es) hereby GRANT(s) BARGAIN SELL, CONVEY AND TRANSFER unto

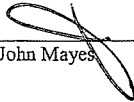
AMT Investments, L.P., a Washington limited partnership

all right, title and interest in and to that certain property situate at 2177 Taxiway F, Unit 5, City of Minden, County of Douglas, State of Nevada, more particularly described in Exhibit "A" attached hereto and made a part hereof

TOGETHER with the tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO all matters of public record, including, without limitation, the Condominium Declaration for RHB COMMERCIAL HANGAR CONDOMINIUM, dated April 18, 2013 and recorded in the Official Records of Douglas County, Nevada on April 30, 2013 in Book 413, Page 8700, as Document No. 822699 ("Declaration"), and the Ground Lease described in the Declaration.

Dated: 01/22/2016

  
\_\_\_\_\_  
John Mayes

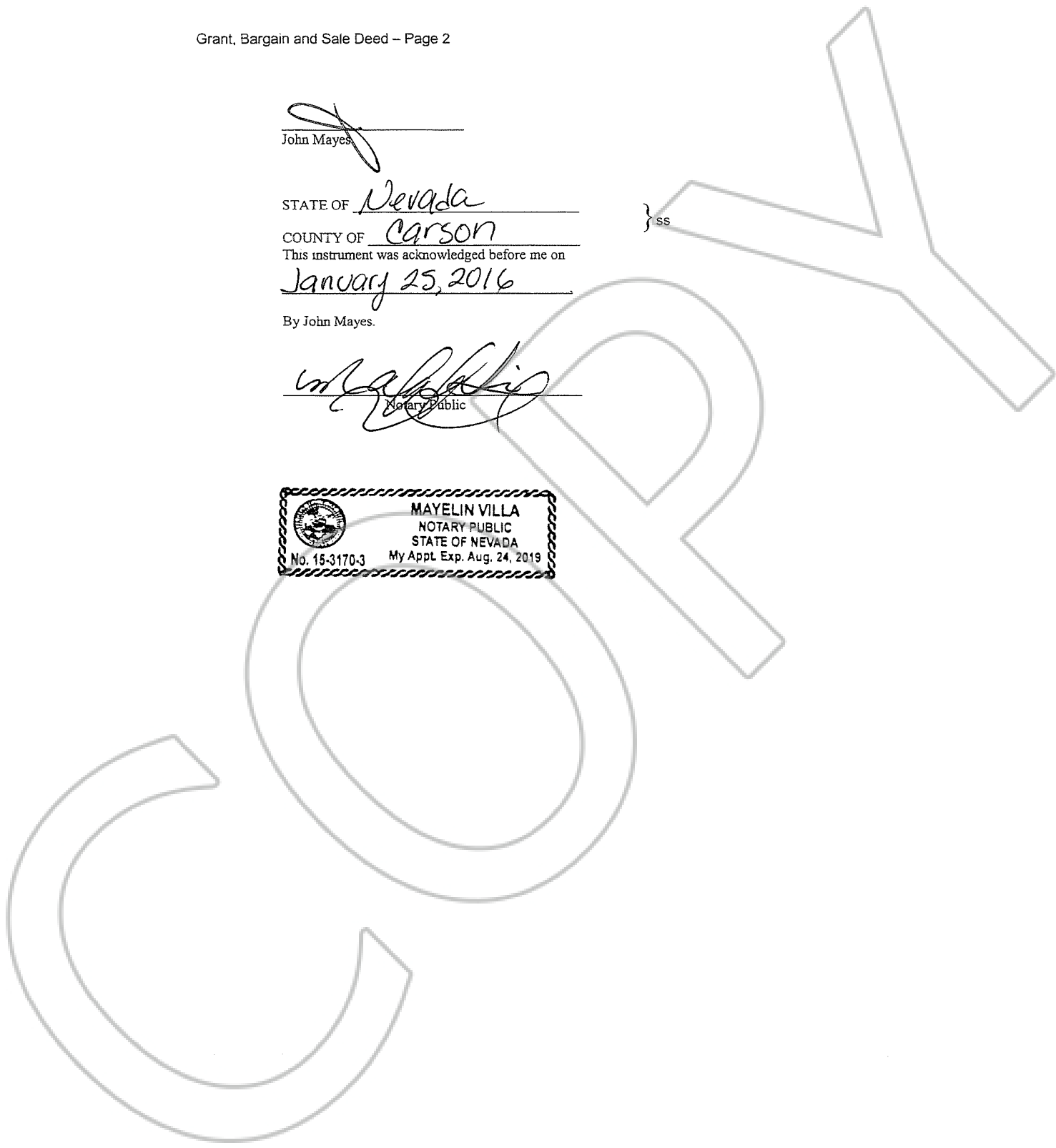
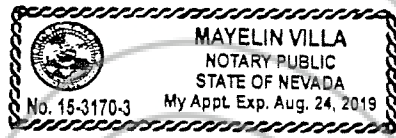
STATE OF Nevada

COUNTY OF Carson

This instrument was acknowledged before me on  
January 25, 2016

By John Mayes.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

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

**PARCEL 1**

Condominium Unit 5 of the RHB Commercial Hangar Condominium (a commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominiums Declaration for RHB Commercial Hangar Condominium recorded April 30, 2013 in Book 413, Page 8700, as Document No. 822699. Official Records of Douglas County, State of Nevada.

**PARCEL 2**

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for RHB Commercial Hangar Condominium (A of Commercial Leasehold Condominium Project) recorded in the Office of the Douglas County Recorder on April 30, 2013 in Book 413, Page 8700, as Document No. 822699, Official Records of Douglas County, State of Nevada.

**PARCEL 3**

An undivided interest in and to the Leasehold Estate as created by that certain Lease made by and between Minden-Tahoe Airport (Airport), Douglas County, Nevada (County) and RHB Hangar Condominium Association, a Nevada non-profit corporation (Lessee) recorded April 30, 2013 in Book 413, Page 8700, as Document No. 822699, Official Records of Douglas County, State of Nevada, subject to the terms and provisions contained in the lease, and any further amendments thereto.

Assessor's Parcel Number(s):  
ptn of 1320-08-002-007

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) ptn of 1320-08-002-007  
 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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$440,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$440,000.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section #3  
 b. Explain Reason for Exemption: LEASEHOLD ONLY

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  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: John Mayes  
 Address: 1905 North Lamar Blvd.  
 City: Austin  
 State: TX Zip: 78705

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

Print Name: AMT Investments, L.P., a Washington limited partnership  
 Address: 1627 US Highway 395 N  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 076832-WLD  
 Address: Douglas Office  
 1513 Highway 395, Suite 101  
 City/State/Zip: Gardnerville, NV 89410

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