

DOUGLAS COUNTY, NV

**2016-879131**

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

**04/08/2016 12:49 PM**

NEVADA TITLE LAS VEGAS

**KAREN ELLISON, RECORDER**

E01

APN: 1320-32-813-011

Escrow No.: ACCOM

RPTT: Exempt 1

Mail tax bill to and when recorded mail to:

Green Apple Properties V, LLC

2320 Potosi Street, Ste 130

Las Vegas, NV 89146

## **QUITCLAIM DEED**

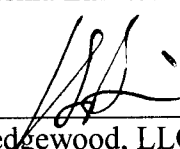
**THIS INDENTURE WITNESSETH**, That Meadow Oaks Realty V, LLC, a California Limited Liability Company for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Quitclaim to Green Apple Properties V, LLC, a California Limited Liability Company all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

**COMMONLY KNOWN ADDRESS:  
1186 High School St, Gardnerville, NV**

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 18<sup>th</sup> day of  
March 2016

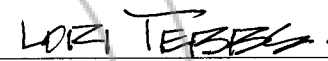
Meadow Oaks Realty V, LLC  
a California Limited Liability Company

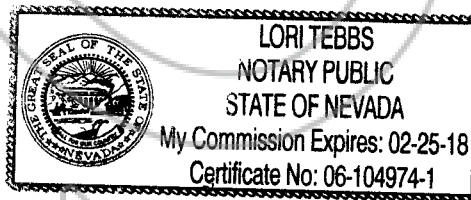
  
By: Wedgewood, LLC, a Delaware limited liability company  
By: Justin Bruni, authorized signer

Justin Bruni

State of Nevada }  
County of Clark } ss:

This instrument was acknowledged before me on March 18, 2016  
by Justin Bruni

  
NOTARY PUBLIC  
My Commission Expires: 02-25-2018



Lori Tebbs  
Expires 2/25/18  
#  
06-104974-1

EXHIBIT "A"

BUYING A PORTION OF NORTHEAST PORTION OF LOT 1, IN BLOCK A, IN THE HAWKINS ADDITION TO THE TOWN OF GARDNERVILLE, AS PER THE OFFICIAL MAP OR PLAT THEREOF, ON RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 16, 1915, AS DOCUMENT NO. 3000, FURTHER DESCRIBED AS FOLLOWS:

TAKING THE LINE BETWEEN THE CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINES OF DOUGLAS AVENUE AND HIGH SCHOOL STREET AND THE CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINES OF U.S. HIGHWAY 395 AND HIGH SCHOOL STREET, TO BE; NORTH 45° 14' EAST 438.8 FEET; THENCE THE DESCRIPTION OF THE ABOVE NAMED LOT IS AS FOLLOWS; BEGINNING AT A POINT THAT BEARS NORTH 33° 55' EAST 127.47 FEET FROM THE CONCRETE MONUMENT AT THE INTERSECTION OF THE CENTER LINES OF DOUGLAS AVENUE AND HIGH SCHOOL STREET AND RUNNING: THENCE NORTH 45° 14' EAST, 70.00 FEET; THENCE NORTH 44°46' WEST, 64.70 FEET; THENCE SOUTH 45° 14' WEST 77.50 FEET; THENCE SOUTH 44° 46' EAST 64.70 FEET; THENCE NORTH 45° 14' EAST, 7.50 FEET; TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE CERTAIN WATER RIGHTS CONVEYED BY AN INSTRUMENT RECORDED NOVEMBER 3, 2006, AS DOCUMENT NO. 687985, OFFICIAL RECORDS.

Note: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on January 19, 2016 as Document No. 2016-875476 of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-32-813-011  
 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  
 Other

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: **JS - Operating Agreement**  
**Verified**

- 3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 01  
 b. Explain Reason for Exemption: transfer to direct subsidiary without consideration  
without consideration

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 \_\_\_\_\_ Capacity: agent for grantee

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

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

Print Name: Meadow Oaks Realty V LLC  
 Address: 2320 Potosi St, Ste 130  
 City: Las Vegas  
 State: NV                      Zip: 89146

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

Print Name: Green Apple Properties V LLC  
 Address: 2320 Potosi St, Ste 130  
 City: Las Vegas  
 State: NV                      Zip: 89146

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

Print Name: Nevada Title                      Escrow # ACCUM  
 Address: 10000 W Charleston  
 City: LAS VEGAS                      State: NV                      Zip: 89135