Title365

A.P.N.: 1418-15-510-013 File No.: 107-1500539-JH TITLE No. 736-1500475

R.P.T.T.: \$5,869.50

When Recorded Mail To:
Mail Tax Statements To:
220 South Meadow LLC, a Washington
Limited Liability Company
173 Irwin Street
San Rafael, CA 94901

DOUGLAS COUNTY, NV

2016-879472

RPTT:\$5869.50 Rec:\$16.00 \$5,885.50 Pgs=3

04/15/2016 03:00 PM

TITLE365 NEWPORT

KAREN ELLISON, RECORDER

GRANT, BARGAIN AND SALE DEED

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

Rising Mountain, LLC, a Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

220 South Meadow LLC, a Washington Limited Liability Company

Whose Address is: 173 Irwin Street, San Rafael, CA 94901

The real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights of Way and Easements now of record.

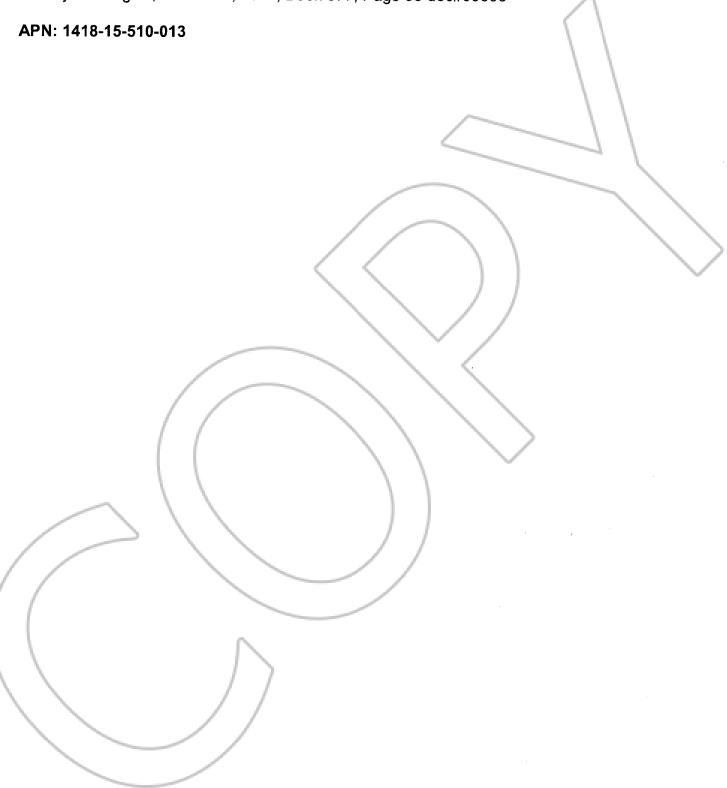
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 3/7/14
Rising Mountain LLC, a Nevada Limited Liability Company
BY: Jeff Change Manager
State of Colombo
County of Routh
On March, 7th 2016 before me, De Hrey Edguit ++ , Notary Public,
personally appeared Lett Chaney
who 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.
I certify under PENALTY OF PERJURY under the laws of the State of <u>Colorable</u> that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Signature (Seal) JEFFREY SHON COLQUITT NOTARY PUBLIC STATE OF COLORADO
NOTARY ID 20144035742 MY COMMISSION EXPIRES SEPTEMBER 22, 2018

This Notary Acknowledgment is attached to that certain Grant, Bargain Sale Deed dated under Escrow No. 107-1500539-JH.

EXHIBIT "A"

Lot 17, as shown on the map of Glenbrook Unit No. 1, filed for record in the Office of the County of Douglas, on June 1, 1977, Book 677, Page 33 doc#09693



STATE OF NEVADA DECLARATION OF VALUE

1.	a) <u>1418</u> b)						
2.	Type of Property:				FOR RECORDERS OPTIONAL USE		
	a) 🗌 V	acant Land	b) 🗷 Single Fam. Res		Book:	Page.	\
	c) 🗆 C	ondo/Twnhse	d) 🛘 2-4 Plex		Date of Recording:		1
	e) 🗆 A	pt. Bldg.	f) Comm'l/Ind'l		Notes:		1
	g) 🗆 A	gricultural	h)	l	Notes.		
	i) Othe						. 1
3.	Total Value/Sale Price of Property:				\$1,505,000.00		
	Deed in Lieu of Foreclosure Only (value of property)				(\$		1
	Transfer Tax Value:				\$1,505,000.00		
		erty Transfer Tax	c Due:		\$ 5869	-	
		-	. 200.		\$ 2001 '	,	1
		tion Claimed:	m mar NDC 275 000 0				1
		in Reason for Ex	on, per NRS 375,090, Sec	tion:	\//		
							
		and the second second	e Being Transferred: 100				
	375.110, supported parties ag result in a	that the information of the that the information of the that disallow penalty of 10% of the that the information of the informa	and acknowledges, under tion provided is correct on if called upon to substance of any claimed exe of the tax due plus interest and severally liable for	to the best antiate the in mption, or of at 1% per many addition	of their information formation provided ther determination o nonth. Pursuant to nal amount owed.	and belief, and herein. Furthern f additional tax o NRS 375.030, ti	d can be more, the due, may
_	nature:		\rightarrow		Grantor		:
Sign	ialui 9			Capacity: G	rantee		
	SELL	ER (GRANTOR) (REQUIRI		/ 5	BUYER (GRANTEE) (REQUIR		1
		Rising Mounts	in LLC, a Nevada		220 South Me		
Print	t Name:	Limited Liabilit		Print Nam		imited Liability	•
	ress:	1645 Village Co	enter Circle, Suite 170	Address:	173 Irwin Stre	et	
City:	e/Zip:	Las Vegas NV 89134	^	City:	San Rafael		
Otali	5/ 2 .p.	144 03124		State/Zip:	CA 94901		
CON	APANY/PE	ERSON REQUES	TING RECORDING (reg	uired if not	seller or buyer)		
Print	Name:	TITLE365	/ /	Ella Ma :	407 4500520 IU		
	'ess:		REET SUITE 550	LIIG MO';	107-1500539-JH		
City:		NEWPORT BE	ACH/		CA	Zip: 92660	
7%		(AS A PUBLIC	C RECORD THIS FORM	MAY BE RE	CORDED/MICROFI	LMED)	

STATE OF NEVADA **DECLARATION OF VALUE** 1. Assessor Parcel No.(s): a) 1418-15-510-013 b) c) 2. Type of Property: FOR RECORDERS OPTIONAL USE a) Uacant Land b) X Single Fam. Res. Book: c) Condo/Twnhse d) 🗌 2-4 Plex Date of Recording: e) 🗆 Apt. Bldg. f) Comm'l/Ind'l Notes: h) 🗆 Mobile Home g) Agricultural Other: 3. Total Value/Sale Price of Property: \$1,505,000.00 Deed in Lieu of Foreclosure Only (value of property) (\$ Transfer Tax Value: \$1,505,000.00 Real Property Transfer Tax Due: 5869.50 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: Capacity: Grantor Signature: Capacity: Grantee **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) 220 South Meadow LLC, a Rising Mountain LLC, a Nevada Washington Limited Liability **Limited Liability Company** Print Name: Print Name: Company 1645 Village Center Circle, Suite 170 Address: Address: 173 Irwin Street City: Las Vegas City: San Rafael State/Zip: NV 89134 State/Zip: CA 94901 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name:

TITLE365

5000 BIRCH STREET SUITE 550

File No.: 107-1500539-JH

Address: City:

NEWPORT BEACH

State:

CA

Zip: 92660

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