

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
RPTT:\$5869.50 Rec:\$16.00
\$5,885.50 Pgs=3 2016-879472
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.

mail tax statements to same as above

Date: 3/7/14

Rising Mountain LLC, a Nevada Limited Liability Company

BY: [Signature]
Jeff Chaney
Manager

State of Colorado

County of Rock

On March 7th 2014 before me, Jeffrey Colquitt, Notary Public,

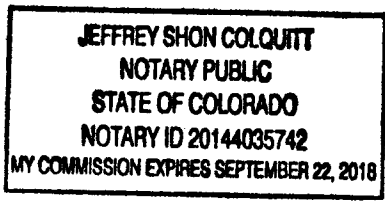
personally appeared
Jeff Chaney

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 Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



This Notary Acknowledgment is attached to that certain Grant, Bargain Sale Deed dated 3/7/14 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

APN: 1418-15-510-013



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel No.(s):
 a) 1418-15-510-013
 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'/'Ind'l
 g) Agricultural h) Mobile Home
 i) Other: _____

FOR RECORDERS OPTIONAL USE	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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: [Signature] Capacity: Grantor
 Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Rising Mountain LLC, a Nevada Limited Liability Company
 Address: 1645 Village Center Circle, Suite 170
 City: Las Vegas
 State/Zip: NV 89134

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: 220 South Meadow LLC, a Washington Limited Liability Company
 Address: 173 Irwin Street
 City: San Rafael
 State/Zip: CA 94901

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: TITLE365 File No.: 107-1500539-JH
 Address: 5000 BIRCH STREET SUITE 550
 City: NEWPORT BEACH State: CA Zip: 92660
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**STATE OF NEVADA
DECLARATION OF VALUE**

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- a) 1418-15-510-013
- b) _____
- c) _____
- d) _____

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- e) Apt. Bldg.
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- g) Agricultural
- h) Mobile Home
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Signature: _____

Capacity: Grantor

Signature: [Signature]

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Rising Mountain LLC, a Nevada Limited Liability Company
Address: 1645 Village Center Circle, Suite 170
City: Las Vegas
State/Zip: NV 89134

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 220 South Meadow LLC, a Washington Limited Liability Company
Address: 173 Irwin Street
City: San Rafael
State/Zip: CA 94901

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

Print Name: TITLE385
Address: 5000 BIRCH STREET SUITE 550
City: NEWPORT BEACH

File No.: 107-1500539-JH
State: CA Zip: 92660

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