

A.P.N.: 1219-15-002-032
R.P.T.T.: Exempt #1



RECORDING REQUESTED BY:
Buffalo Creek Art Center Inc.
P.O. Box 12429
Zephyr Cove, NV 89448

KAREN ELLISON, RECORDER E01

WHEN RECORDED MAIL DOCUMENT TO:
SAME AS ABOVE

MAIL TAX BILL TO:
SAME AS ABOVE

GRANT, BARGAIN and SALE DEED


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ROBERT STEPHEN HARDY, TRUSTEE OF THE HARDY COMMUNITY
PROPERTY TRUST U/A DATED 02/01/1999

do(es) hereby GRANT, BARGAIN and SELL to **Buffalo Creek Art Center Inc.**
the real property situate in the County of DOUGLAS , State of Nevada, described as
follows;

SEE EXHIBIT "A" ATTACHED HERETO.

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.

Dated: JUNE 1, 2016


ROBERT STEPHEN HARDY, TRUSTEE
OF THE HARDY COMMUNITY PROPRERTY
TRUST U/A DATED 02/01/1999.

State of NEVADA)

)ss)

County of DOUGLAS)

On 6-1-16, before me, MIKE SIGALA, a Notary Public,

personally appeared ROBERT STEPHEN HARDY _____ 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 in (his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: *[Handwritten Signature]* [seal]

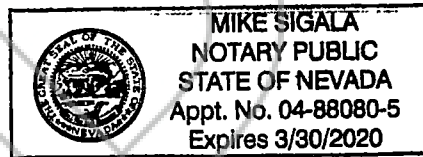


EXHIBIT "A" LEGAL DESCRIPTION

Situate in the County of Douglas, State Of Nevada, described as follows.

Real Property: Parcel 2 of the Parcel Map for Margaret J. Biggs and Wilfred L. Jones, Recorded the 19th day of September, 1985 in Book 985, Page 2262, Document No. 124005, of Official Records of Douglas County, Nevada.

Personal Property:

The Real Property is Commonly Known as 319 Jones Lane, Gardnerville, NV 89460 and More Particularly Described as: Parcel 2 of Parcel Map for Margaret J. Biggs and Wilford L. Jones, Recorded the 19th Day of September, 1985 in Book 985, Page 2262, Document No. 124005, Official Records of Douglas County Recorder, Nevada, Assessor's Parcel Number 1219-15-002-032, and All Water Rights Appurtenant to Real Property Including but not limited to the Following: Well # 1:8" AG Well, Location: N38'54.010. W119'50.132. Invensys Flow Meter Model #62254792, 10HP, 230V, 3Phase 60GPM Jacuzzi Pump Safronics GP 10 VFD Controller

Pump is Set 315' on 3" Galvanized Pipe. Well#2.8" AG/Domestic Well, Location: N38' 53.847, W119* 50.064, Well Contains 2 Pumps, Both Pumps have Safronics VFD Controller, Pump # 1/AG Pump: 7.5 HP. 230V, 3-Phase. 70GPM Goulds Model, #70G875, Pump is Set 262' on 2" Galvanized Pipe. Pump#1/AG: 7.5HP, 230V, 3-Phase 70GPM Goulds Model #70G875, Pump is Set 262' on 2" Galvanized Pipe. Pump #2/Domestic Pump 3HP, 3-Phase, 230 V. 33 GPM Goulds Pump, Pump is set 218* on 1 ¼ "Galvanized Pipe, In Addition, Those Certain Water Rights as set forth in Application for Permission to Change Point of Diversion, Manner of Use and Place of Use of the Public Water of the State of Nevada, Filed May 17, 2001 in the State Engineers Office as Permit Numbers 67588 and 67589. In Addition, All Furniture and Fixtures, Equipment and Appurtenances to the Real Property.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1219-15-002-032
 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Entity Docs - A</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 1
 b. Explain Reason for Exemption: Transfer from grantors trust to grantors non-profit corporation for no 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 [Signature] Capacity _____ Grantor

Signature [Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Hardy Community Property Trust u/a 02/01/99
 Address: P.O. Box 12429
 City: Zephyr Cove
 State: Nevada Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Buffalo Creek Art Center Inc.
 Address: P.O. Box 12429
 City: Zephyr Cove
 State: Nevada Zip: 89448

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

Print Name: Steve's Deeds Escrow # Hardy #1
 Address: P.O. Box 11506
 City: Zephyr Cove State: Nevada Zip: 89448