

A.P.N.: 1318-23-610-047
File No: 143-2506223 (JL)
R.P.T.T.: \$3,794.70 C

When Recorded Mail To: Mail Tax Statements To:
Dale Hurst
2035 NW Vine Street
Grants Pass , OR 97526

GRANT, BARGAIN and SALE DEED

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

Alan Jackson and Ellen Jackson, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

HRP LLC, an Oregon limited liability company

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

LOT 33, BLOCK B, OF LAKEWOOD KNOLLS ANNEX, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 12, 1959, AS DOCUMENT NO. 14378.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, 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: 06/17/2016

The Alan and Ellen Jackson 2005 Family Trust

Alan J. Jackson Trustee
Alan J. Jackson, Trustee

Ellen P. Jackson Trustee
Ellen P. Jackson, Trustee

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by **Alan J. Jackson.**

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 17, 2016** under Escrow No. **143-2506223**.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On June 23 2016 before me, Maureen Lazar Notary Public
(insert name and title of the officer)

personally appeared Alan J. Jackson, Ellen P. Jackson
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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

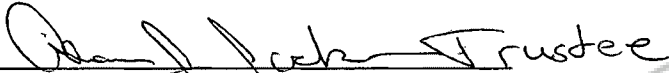


Signature Maureen Lazar (Seal)


8. The undersigned acknowledge they have read the foregoing and fully understand the legal aspects of any misrepresentation and/or untrue statements made herein, and indemnify and hold harmless "First American" against liability occasioned by reason of reliance upon the statements made herein.

*Affiants, please remember to attach copies of Leases.

The Alan and Ellen Jackson 2005 Family Trust



Alan J. Jackson, Trustee



Ellen P. Jackson, Trustee

STATE OF **NEVADA**)
)
) :ss.
COUNTY OF **DOUGLAS**)
)

This instrument was acknowledged before me on _____ by _____

Notary Public

(My commission expires: _____)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On June 23 2014 before me, Maureen Lazar Notary Public

(insert name and title of the officer)

personally appeared Alan J. Jackson Ellen P. Jackson
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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Maureen Lazar (Seal)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-23-610-047
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$973,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$973,000.00
- d) Real Property Transfer Tax Due \$3,794.70

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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]
Signature: _____

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Alan J. Jackson
Address: 40106 12th Street W.
City: Palmdale
State: CA Zip: 93551

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dale Hurst HRP LLC
Address: 2035 NW Vine Street
City: Grants Pass
State: OR Zip: 97526

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

First American Title Insurance
Print Name: Company File Number: 143-2506223 JL/JL
Address 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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