

DOUGLAS COUNTY, NV **2016-885313**  
RPTT:\$3354.00 Rec:\$16.00  
\$3,370.00 Pgs=3 **08/01/2016 11:04 AM**  
TICOR TITLE - RENO (COMMERCIAL)  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
DBB Holdings, Inc., a Nevada corporation  
PO Box 18087  
Reno, NV 89511

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 01603240-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-05-002-016

R.P.T.T. \$3,354.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Nika Properties III, LLC, a Nevada limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

DBB Holdings, Inc., a Nevada corporation

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This space has been left intentionally blank  
Signature and notary acknowledgment are attached hereto

Signature and notary acknowledgment are affixed to that certain Grant, Bargain, Sale Deed Under Escrow No. 01603240-CD

Nika Properties III, LLC, a Nevada limited liability company

Gary S. Mesdjian  
Gary S. Mesdjian, Manager

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

ss:

On July 29, 2016 before me, LISA ANN SALVATO personally appeared GARY S. Mesdjian, 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 had and official seal.

Signature [Handwritten Signature] (Seal)



**EXHIBIT A  
LEGAL DESCRIPTION**

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

Description of all that lot, piece, or parcel of land being known as adjusted Lot 4, reflecting a boundary line adjustment between APN 1320-05-002-003 AND APN 1320-05-002-006, said parcel being a portion of the Southeast 1/4 Section 5, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and being more particularly described as follows:

Commencing at the South 1/4 corner of Section 5, Township 13 North, Range 20 East, M.D.B. & M.; thence South  $89^{\circ}57'10''$  East, 50.00 feet, said point being the TRUE POINT OF BEGINNING; thence North  $00^{\circ}32'25''$  West, 1038.98 feet; thence South  $90^{\circ}00'00''$  East, 1291.71 feet; thence South  $00^{\circ}02'28''$  East, 1039.99 feet; thence North  $89^{\circ}57'10''$  West, 1282.66 feet to the TRUE POINT OF BEGINNING.

Basis of bearings: The North-South 1/4 Section line of Section 5, Township 13 North, Range 20 East, M.D.B. & M., as shown on Record of Survey recorded as Document No. 146699, Douglas County Records (North  $00^{\circ}32'25''$  West).

Said land described as ADJ Lot 4 on Record of Survey in support of a Boundary Line Adjustment for WHITNEY SPENCER HALL TRUST, ET AL, filed for record with the Douglas County Recorders Office August 10, 2005, in Book 0805, Page 4618, Document No. 0651869, Official Records, Douglas County, Nevada.

Note: Legal description previously contained in Document No. 667011, recorded February 1, 2006 in Book 206, Page 316, Official Records of Douglas County, State of Nevada.

APN: 1320-05-002-016

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-05-002-016  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |              |                             |                  |
|--|--------------|-----------------------------|------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex         |
| e) <input type="checkbox"/>            | Apt. Bldg    | f) <input type="checkbox"/> | Comm'l/Ind'l     |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home      |
| i) <input type="checkbox"/>            | Other _____  |                             |                  |

**FOR RECORDERS OPTIONAL USE ONLY**  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$860,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$860,000.00  
 Real Property Transfer Tax Due: \$3354.00

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 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 Kirk as Buyer Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Nika Properties III, LLC, a Nevada limited liability company  
 Address: Po Box 730  
Morgan Hill, CA 95037

Print Name: DBB Holdings, Inc., a Nevada corporation  
 Address: PO Box 18087  
Reno, NV 89511

**COMPANY/PERSON REQUESTING RECORDING**  
 (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 01603240-CD  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)