

A.P.N.: 1318-23-210-008
File No: 12142-2506535 (JF)
R.P.T.T.: \$1,400.10

When Recorded Mail To: Mail Tax Statements To:
T3 Management LLC
1109 Versailles Avenue
Alameda, CA 94501

GRANT, BARGAIN and SALE DEED

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

227 Clubhouse Circle, LLC., a Nevada Limited Liability Company

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

T3 Management LLC., a California Limited Liability Company

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

LOT 24, AS SHOWN ON THE MAP OF LAKE VILLAGE UNIT NO. 2-A, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 9, 1972 AS DOCUMENT NO. 61076, OFFICIAL RECORDS.

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: 07/07/2016

This document is being executed in counter-part and shall be deemed as one

227 Clubhouse Circle, LLC
A defunct Nevada limited liability company
By it's last known members:

[Signature]
James Hedges, Member

[Signature]
Robert Hedges, Member

Kevin Tieoh, Member

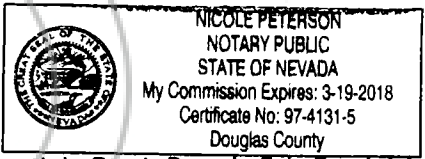
Robert Park, Member

STATE OF Nevada)
) : ss.
COUNTY OF Douglas)

This Instrument was acknowledged before me on August 10, 2016 by
James Hedges and Robert Hedges

[Signature]

Notary Public
(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 07, 2016** under Escrow No. **12142-2506535**.

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Date: 07/07/2016

227 Clubhouse Circle, LLC
A defunct Nevada limited liability company
By it's last known members:

James Hedges, Member

Robert Hedges, Member

Kevin Tieoh, Member
Robert Park

Robert Park, Member

PROVINCE OF
STATE OF ONTARIO)
~~DEL~~ : ss.
COUNTY OF CANADA)

This instrument was acknowledged before me on AUGUST 11, 2016 by
ROBERT PARK.

David Reid Simpson

Notary Public
(My commission expires: NO EXPIRY)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July
07, 2016 under Escrow No. 12142-2506535.

David Reid Simpson
Notary Public, Province of Ontario
CANADA
No expiry on commission

DAVID REID SIMPSON
Legal Professional Corporation
950 King Street West
Hamilton, ON L8S 1K8
905-527-1174 FAX 905-577-0661



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Date: 07/07/2016

227 Clubhouse Circle, LLC
A defunct Nevada limited liability company
By it's last known members:

James Hedges, Member

Robert Hedges, Member

Kevin ~~Tosh~~, Member
Teoh

Robert Park, Member

Pub Province of Ontario)
STATE OF) : ss.
198 COUNTY OF)
Regional Municipality
of York

This instrument was acknowledged before me on August 11, 2016 by
Kevin Teoh.

Penelope E. Bryan

Notary Public

(My commission expires: Does not expire.)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 07, 2016** under Escrow No. **12142-2506535**.

**PENELOPE ELIZABETH BRYAN
NOTARY PUBLIC, PROVINCE OF ONTARIO
MY APPOINTMENT DOES NOT EXPIRE.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-23-210-008
 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: \$359,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$359,000.00
 d) Real Property Transfer Tax Due \$1,400.10

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: _____

Capacity: grantor
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 227 Clubhouse Circle LLC
 Address: 640 Greenwood Dr
 City: Burlington NM
 State: Canada Zip: 4713P3

Print Name: T3 Management LLC
 Address: 1109 Versailles Avenue
 City: Alameda
 State: CA Zip: 94501

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

First American Title Insurance
 Print Name: Company
 Address: 4620 S Carson Street, Suite 5
 City: Carson City

File Number: 12142-2506535 JF/mk
 State: NV Zip: 89701

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