

APN: 1022-18-001-057

When Recorded, Mail to:

✓ COOPER COONS, LTD.
10655 Park Run Drive
Suite 130
Las Vegas, Nevada 89144

Mail Tax Statements to:

NV Venture Properties, LLC
3221 Penrod Lane
Gardnerville, Nevada 89410



KAREN ELLISON, RECORDER

E07

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **WILLIAM JOHN SCULLY, Trustee of the WILLIAM JOHN SCULLY REVOCABLE TRUST, dated August 11, 2014**, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to **NV VENTURE PROPERTIES, LLC, a series LLC of NV VENTURE CAPITALIST HOLDINGS, LLC, a Nevada Limited Liability Company**; or their successors all of their right, title and interest in that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

SUBJECT TO:

1. Taxes for the current fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

GRANTEES' ADDRESS: NV VENTURE PROPERTIES, LLC
3221 Penrod Lane, Gardnerville, Nevada 89410

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

Witness his hand this 6 day of September, 2016.

William John Scully
WILLIAM JOHN SCULLY, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 6 day of September, 2016 before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared **WILLIAM JOHN SCULLY** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Audrey L. Slobe
NOTARY PUBLIC

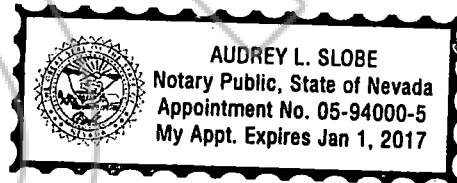


EXHIBIT "A"
LEGAL DESCRIPTION

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

PARCEL 1:

Parcel 2 as shown on that certain Parcel Map #LDA 08-39 for BRENT TUOHY, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 11, 2010 in Book 0510, Page 1883, as Document No. 763396, Official Records.

PARCEL 2:

A non-exclusive right of way for access and utility purposes over those certain easements 60.00 feet in width as shown on that certain Record of Survey Map filed in the office of the County Recorder of Douglas County, Nevada, on October 10, 1969, as Document No. 45990, Official Records.

PARCEL 3:

An easement for private access as depicted over the southerly 30 feet of Parcel 1 as shown on that certain Parcel Map #LDA 08-39 for BRENT TUOHY, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 11, 2010 in Book 0510, Page 1883, as Document No. 763396, Official Records.

Assessor's Parcel Number: **1022-18-001-057**

STATE OF NEVADA
DECLARATION OF VALUE FORM

FOR RECORDER'S OPTION USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: SD - Trust Verified

1. Assessor Parcel Number(s)

- a) 1022-18-001-057
- b) _____
- c) _____

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
- Other

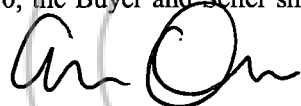
3. Total Value/Sales Price of Property \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: Transfer without consideration from a Trust.

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 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 Legal Assistant

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: WILLIAM JOHN SCULLY
REVOCABLE TRUST
Address: 3221 Penrod Lane
City: Gardnerville
State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: NV VENTURE PROPERTIES,
LLC
Address: 3221 Penrod Lane
City: Gardnerville
State: Nevada Zip: 89410

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

Print Name: COOPER COONS, LTD. Escrow #: _____
Address: 10655 Park Run Drive, Suite 130
City: Las Vegas State: Nevada Zip: 89144

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILED