

APN: 1418-27-402-001

Prepared By:

Timios, Inc.

Katherine Witt

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

Mail Tax Statements and After Recording Return to:

RICHARD D GARDNER
1318 US HIGHWAY 50
GLENBROOK, NV 89413

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

RICHARD D. GARDNER AND NANCY N. GARDNER, TRUSTEES OF THE RICHARD D. GARDNER FAMILY TRUST DATED DECEMBER 23, 1994

For a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

RICHARD D GARDNER AND NANCY N GARDNER, HUSBAND AND WIFE, AS JOINT TENANTS

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

See attached as 'EXHIBIT A'

SUBJECT TO:

1. All general and special taxes for the current fiscal year.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness my hand this 9 day of AUGUST, 2016.

Richard D. Gardner
RICHARD D GARDNER

Nancy D. Gardner
NANCY D GARDNER

STATE OF NEVADA

) ss

COUNTY OF DOUGLAS

On 8-9-16, personally appeared before me, a Notary Public, in and for said County and State, Richard D. Gardner & Nancy D. Gardner, who acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Donna Peacocke
Notary Public in and for said County and State
Commission expires: 8-26-17

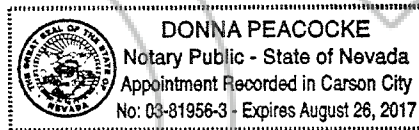


EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01307307

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP
14 NORTH, RANGE 18 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SECTION 34, TOWNSHIP 14
NORTH, RANGE 18 EAST, M.D.B.&M., THENCE NORTH 89 DEGREES 45 MINUTES 26
SECONDS WEST ALONG SAID SECTION LINE A DISTANCE OF 928.25 FEET TO THE LAKE
MEANDER LINE;

THENCE NORTH 34 DEGREES 00 MINUTES EAST ALONG THE MEANDER LINE A DISTANCE OF
58.90 FEET TO A POINT, THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID MEANDER LINE NORTH 34 DEGREES 00 MINUTES EAST A DISTANCE OF
6.10 FEET TO A POINT;

THENCE CONTINUING ALONG SAID MEANDER LINE NORTH 7 DEGREES 30 MINUTES WEST A
DISTANCE OF 116.68 FEET TO THE TRUE POINT OF BEGINNING;

SAID POINT BEING FURTHER DESCRIBED AS THE NORTHWEST CORNER OF THE PARCEL OF
LAND CONVEYED TO DIANE A. WATSON IN DEED RECORDED MAY 21, 1985, BOOK 585,
PAGE 1781, DOCUMENT NO. 117654 OF OFFICIAL RECORDS;

THENCE SOUTH 85 DEGREES 57 MINUTES 28 SECONDS EAST A DISTANCE 87.79 FEET MORE
OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 50;

THENCE CONTINUING NORTHERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE AROUND A
CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 9 DEGREES 48 MINUTES 45 SECONDS A
RADIUS OF 760 FEET AN ARC LENGTH OF 30.01 FEET TO THE NORTHEAST CORNER OF
THIS PARCEL;

THENCE WESTERLY A DISTANCE OF 93.33 FEET TO THE LAKE MEANDER LINE WHICH IS
THE NORTHWEST CORNER OF THIS PARCEL;

THENCE SOUTHERLY ALONG SAID LAKE MEANDER LINE SOUTH 7 DEGREES 30 MINUTES EAST
A DISTANCE OF 30.62 FEET TO THE POINT OF BEGINNING.

SAID LAND MORE FULLY SHOWN AS THE SOUTHERLY 30 FEET OF BLOCK C AS MAP OF
TRACTS A, B, C & D, SOUTH OF CAVE ROCK, LOT 4, SECTION 27, TOWNSHIP 14 NORTH,
RANGE 18 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, FOR GEORGE L. MALLEY,
FILED IN THE COUNTY CLERK'S OFFICE JANUARY 27, 1948, FILE NO. 6300.

PARCEL: 1418-27-402-001

BEING THE SAME PROPERTY CONVEYED TO RICHARD D. GARDNER AND NANCY N. GARDNER,
TRUSTEES OF THE RICHARD D. GARDNER FAMILY TRUST DATED DECEMBER 23, 1994 BY
DEED FROM RICHARD D. GARDNER AND NANCY N. GARDNER, HUSBAND AND WIFE RECORDED
01/07/2000 IN DEED BOOK 0100 PAGE 1058, IN THE DOUGLAS COUNTY, NEVADA,

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1418-27-402-001
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust Cert - JS</u>	

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

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: This conveyance transfers an interest into or out of a Living Trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 _____ Capacity Agent

Signature _____ Capacity Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RICHARD C. GARDNER, NANCY N. GARDNER
 Address: 1318 US Highway 50
 City: Glenbrook
 State: NV Zip: 89413

Print Name: RICHARD C. GARDNER, NANCY N. GARDNER
 Address: 1318 US Highway 50
 City: Glenbrook
 State: NV Zip: 89413

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

Print Name: Michael Shin Escrow #: _____
 Address: 5716 Corsa Ave. Ste 102
 City: Westlake Village State: CA Zip: 91362