

DOUGLAS COUNTY, NV **2016-889751**
RPTT:\$1462.50 Rec:\$15.00
\$1,477.50 Pgs=2 10/27/2016 11:32 AM
FIRST CENTENNIAL - RENO
KAREN ELLISON, RECORDER

APN: 1318-23-212-017

Escrow No. 00222445 - 016 - 17
RPTT ~~0.00~~ 1462.50
When Recorded Return to:
AAI Family Investments, LLC
P.O. Box 1565
Zephyr Cove, NV 89448
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
John H. Simonds Jr., Trustee of the JHS Real Property Trust u/t/a June 30, 2005


do(es) hereby Grant, Bargain, Sell and Convey to
AAI Family Investments, LLC, a Delaware limited liability company

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

See Exhibit A attached hereto and made a part hereof.

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

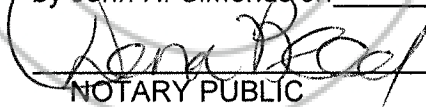
Witness my/our hand(s) this 20 day of October, 2016




John H. Simonds Jr., Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 10-20, 2016,
by John H. Simonds Jr. _____



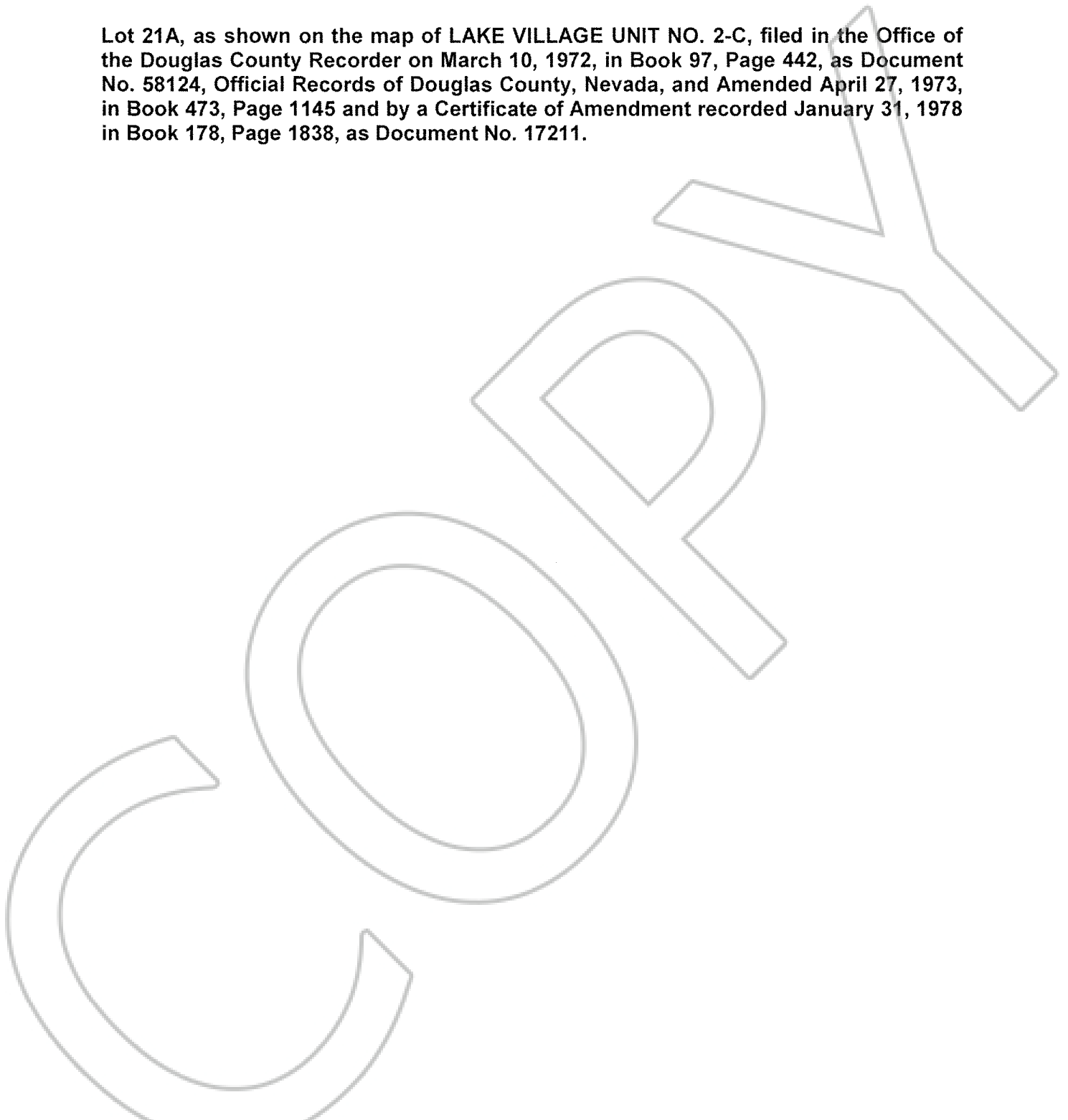
NOTARY PUBLIC

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80678-5 - Expires March 14, 2019

SPACE BELOW FOR RECORDER

Exhibit A

Lot 21A, as shown on the map of LAKE VILLAGE UNIT NO. 2-C, filed in the Office of the Douglas County Recorder on March 10, 1972, in Book 97, Page 442, as Document No. 58124, Official Records of Douglas County, Nevada, and Amended April 27, 1973, in Book 473, Page 1145 and by a Certificate of Amendment recorded January 31, 1978 in Book 178, Page 1838, as Document No. 17211.



SPACE BELOW FOR RECORDER

1. APN: 1318-23-212-017

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 ONLY | |
|---------------------------------|-------|
| Document Instrument No.: | |
| Book: | Page: |
| Date of Recording: | |
| Notes: | |

STATE OF NEVADA
DECLARATION OF VALUE

3. **Total Value/Sales Price of Property:** \$375,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$375,000.00
 Real Property Transfer Tax Due: \$ 1462.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 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 <i>[Signature]</i> | Capacity grantor |
|------------------------------------------------|-----------------------------------------|
| Signature _____ | Capacity grantee |
| SELLER (GRANTOR) INFORMATION | BUYER (GRANTEE) INFORMATION |
| <i>*</i> (Required) | (Required) |
| Print Name: John H. Simonds Jr. <i>Trustee</i> | Print Name: AAI Family Investments, LLC |
| Address: P.O. Box 10268 | Address: P.O. Box 1565 |
| City/State/Zip: Zephyr Cove, NV 89448 | City/State/Zip: Zephyr Cove, NV 89448 |

COMPANY REQUESTING RECORDING

| | |
|-------------------------------------------------------------|-------------------------|
| Co. Name: First Centennial Title Company of NV | Escrow # 00222445-016DR |
| Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703 | |

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

** Of the JHS Real Property Trust with a 6/30/05*