



KAREN ELLISON, RECORDER E09

APN: 1420-07-411-027

FILED AT THE REQUEST OF:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
MOBILE 1, LLC
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That the grantor, **Bruce C. Hird**, an unmarried man and **Ruth A. von Rotz**, a single woman, as joint tenants with right of survivorship, in consideration of ten and 00/100 dollars, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to the Grantee, **Mobile 1, LLC**, a Nevada limited liability company, all that real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

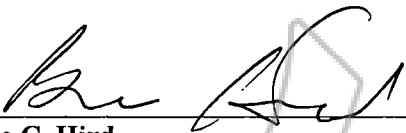
Lot 56, of RIDGEVIEW ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on December 27, 1972, in Book 1272, Page 690, as Document No. 63503.

SUBJECT TO:

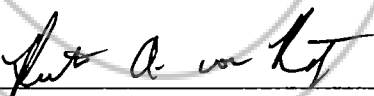
1. Taxes for the current fiscal year.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Dated this 23rd day of November, 2016



Bruce C. Hird



Ruth A. von Rotz

Acknowledgement

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)
)ss.
County of Nevada)

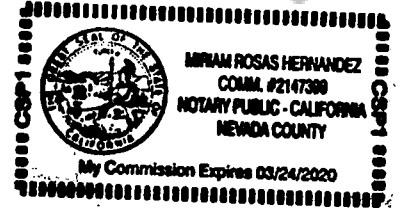
On ~~November 23, 2016~~ ^{December 3rd, 2016}, 2016 before me, Miriam Rosas Hernandez, Notary Public, personally appeared Bruce C. Hird, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Miriam Rosas Hernandez

(Seal)



Acknowledgement

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)
)ss.
County of Nevada)

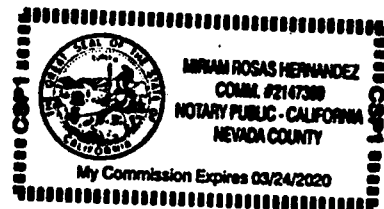
On November 23, 2016 before me, Miriam Rosas Hernandez, notary public, personally appeared Ruth A. von Rotz, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 hand and official seal.

Signature Miriam Rosas Hernandez

(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a. 1420-07-411-027
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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>OK BC</u>	
Notes: <u>LLC Operating Agreement</u>	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 9
b. Explain Reason for Exemption: Transfer to a business entity of which grantor is 100% owner.

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 Ruth von Rotz Capacity: Grantor
Signature Bruce C. Hird Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Bruce C. Hird and Ruth A. von Rotz
Address: 16618 Greenlee Road
City: Truckee
State: CA Zip: 96161

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Mobile 1, LLC
Address: 3225 McLeod Drive, Suite 100
City: Las Vegas
State: NV Zip: 89121

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: Anderson Business Advisors, PLLC
Address: 732 Broadway, Suite 201
City: Tacoma

Escrow # _____
State: WA Zip: 98402