

A.P.N.: 1418-27-210-014
File No: 143-2512864 (JL)
R.P.T.T.: \$17,674.80

When Recorded Mail To: Mail Tax Statements To:
Bruin LLC
C/O Miramar Services Inc., , 250 Grandview Ste 400
Ft Mitchell , KY 41017

GRANT, BARGAIN and SALE DEED

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

Nackey E. Scagliotti, Trustee of the Nackey E. Scagliotti Trust dated January 4, 1995

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

Bruin LLC, a Nevada limited liability company

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

PARCEL 1:

THE SOUTHERLY 25 FEET OF LOT 12 MEASURED AT A RIGHT ANGLES FROM THE NORTHWESTERLY END LINE OF SAID LOT AND RUNNING PARALLEL TO AND 25 FEET DISTANT FROM THE SOUTHEASTERLY SIDE LINE OF SAID LOT EXTENDED TO THE MOST SOUTHERLY LINE OF PITTMAN TERRACE; ALL OF LOT 13; AND THE NORTHERLY 25 FEET OF LOT 14, MEASURED AT A RIGHT ANGLE FROM THE NORTHWESTERLY END LINE OF SAID LOT AND RUNNING PARALLEL TO AND 25 FEET DISTANT FROM THE NORTHWESTERLY SIDE LINE OF SAID LOT EXTENDED TO THE MOST SOUTHERLY LINE OF PITTMAN TERRACE, AS SAID LOTS ARE SHOWN ON THE MAP OF SUBDIVISION NO. 1, CAVEROCK COVE LTD. TRACT SECTION 27, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B & M., FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON SEPTEMBER 26, 1936 AS DOCUMENT NO. 3331.

PARCEL 2:

THOSE STRIPS OF LAND LYING BETWEEN THE NORTHWESTERLY END LINE OF EACH LOT OR PORTION OF LOT DESCRIBED IN PARCEL ONE HERE-IN-ABOVE AND THE LOW WATER LINE OF LAKE TAHOE AND LYING BETWEEN THE SIDE LINES OF EACH OF SAID LOTS OR PORTIONS OF LOTS EXTENDED TO THE LOW WATER LINE OF LAKE TAHOE.

EXCEPTING THEREFROM THE ABOVE DESCRIBED PARCELS 1 AND 2. EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BED OF LAKE TAHOE BELOW THE LINE OF NATURAL ORDINARY HIGH WATER AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO THE LAND WATERWARD OF THE LINE OF NATURAL ORDINARY HIGH WATER OR, IF LAKE LEVEL HAS BEEN ARTIFICIALLY LOWERED, EXCEPTING ANY PORTION LYING BELOW AN ELEVATION OF 6,223.00 FEET, LAKE TAHOE DATUM ESTABLISHED BY NRS 321.595.

PARCEL 3:

A NON-EXCLUSIVE RIGHT OF USE FOR INGRESS TO AND EGRESS FROM THE ABOVE-DESCRIBED PROPERTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY SERVICES THAT PORTION OF THE ROADWAY DESIGNATED ON SAID MAP AS "PITTMAN TERRACE" AND ABANDONED BY RESOLUTION OF THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS, A COPY OF WHICH IS RECORDED IN BOOK D OF MISCELLANEOUS, AT PAGE 321, DOUGLAS COUNTY, NEVADA RECORDS, LYING BETWEEN THE NORTHEASTERLY SIDE LINE OF THE SOUTH 25 FEET OF SAID LOT 12 EXTENDED TO THE MOST SOUTHERLY LINE OF SAID PITTMAN TERRACE AND THE NORTHEASTERLY END OF THAT PORTION OF PITTMAN TERRACE THAT WAS SO ABANDONED.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF PITTMAN TERRANCE AS DELINEATED ON THE MAP OF SAID CAVEROCK COVE, LTD., TRACT AND PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:

ALL THAT PORTION OF PITTMAN TERRACE RUNNING SOUTHWESTERLY FROM THE LINE CONNECTING THE SOUTHWEST CORNER OF LOT 25, WITH THE ANGLE FRONT OF ROAD LYING ON THE EAST LINE OF LOT 11, TO THE SOUTH BOUNDARY OF SAID SUBDIVISION, BEING A LENGTH OF ROAD APPROXIMATELY 279 FEET LONG AND 30 FEET WIDE.

EXCEPT THEREFROM THAT CERTAIN PARCEL CONVEYED TO THE TAHOE-DOUGLAS DISTRICT IN DEED RECORDED AUGUST 14, 1974 IN BOOK 874, PAGE 428 AS DOCUMENT NO. 74758 AND FURTHER RECORDED JUNE 25, 1987 IN BOOK 687, PAGE 3219, DOCUMENT NO. 157156, BOTH INSTRUMENTS RESPECTIVELY OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND SET FORTH IN PARCEL 3 HERE-IN-ABOVE.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 07, 2010, IN BOOK 1010, PAGE 1312, AS INSTRUMENT NO. 771799.

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.

The Nackey E. Scagliotti Trust dated January 4,
1995

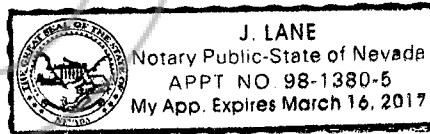
Nackey E. Scagliotti TRUSTEE
Nackey E. Scagliotti, Trustee

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 1-30-2017 by
The Nackey E. Scagliotti Trust dated 1-24-1995.

J. Lane
Notary Public
(My commission expires: 3/16/17)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
January 26, 2017 under Escrow No. **143-2512864.**

**J. LANE**
Notary Public-State of Nevada
APPT NO. 98-1380-5
My App. Expires March 16, 2017

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: 01/26/2017

CORP

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1418-27-210-014 _____
 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: \$4,532,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$4,532,000.00
 d) Real Property Transfer Tax Due \$17,674.80

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]
 Signature: _____

Capacity: Grantor
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: The Mackey E. Scagliotti Trust dated 1-4-1995
 Address: PO Box 1998
 City: Zephyr Cove
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Bruin LLC
 Address: C/O Miramar Services Inc., 250 Grandview Ste 400
 City: Ft Mitchell
 State: KY Zip: 41017

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2512864 JL/ JL
 State: NV Zip: 89423

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