

A.P.N.: 1419-04-001-001  
File No: 143-2514786 (SC)  
R.P.T.T.: \$3,393.00

When Recorded Mail To: Mail Tax Statements To:  
White Stag, LP a Nevada Limited Partnership  
953 Topsy Lane Suite 306-372  
Carson City, NV 89705

***GRANT, BARGAIN and SALE DEED***

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

Daniel S. Carroll and Susan F. Carroll, husband and wife as joint tenants

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

White Stag, LP, a Nevada Limited Partnership

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

**PARCEL 1:**

**PARCEL 1, AS SET FORTH ON PARCEL MAP FOR ROBERT AND JANE ROGERS, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 5, 1974 IN BOOK 1274 AT PAGE 243 AS DOCUMENT NO. 76834, OFFICIAL RECORDS, SAID PARCEL BEING THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B. AND M.**

**PARCEL 2:**

**TOGETHER WITH AN ACCESS EASEMENT AS DESCRIBED IN DOCUMENT ENTITLED "EASEMENT GRANT DEED" RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON APRIL 5, 2000 IN BOOK 0400 AT PAGE 505 AS DOCUMENT NO. 489335, OFFICIAL RECORDS.**

**PARCEL 3:**

**TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY OVER THOSE PARCELS OF LAND AS DESCRIBED IN DOCUMENT ENTITLED "GRANT OF NON-EXCLUSIVE EASEMENT" RECORDED ON OCTOBER 5, 2006 IN BOOK 1006 AT PAGE**

**1251 AS DOCUMENT NO. 685770, OFFICIAL RECORDS.**

**PARCEL 4:**

**TOGETHER WITH A PERMANENT UTILITY EASEMENT AND RIGHT-OF-WAY OVER THAT CERTAIN PARCEL AS DESCRIBED IN DOCUMENT ENTITLED "UTILITY EASEMENT" RECORDED ON NOVEMBER 16, 2006 IN BOOK 1106 AT PAGE 6057 AS DOCUMENT NO. 688884, OFFICIAL RECORDS.**

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.

*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: 12/19/2016

*Daniel S. Carroll*

Daniel S. Carroll

*Susan F. Carroll*

Susan F. Carroll

STATE OF **New Hampshire** )

COUNTY OF *Rockingham* ) : ss.

*February 14, 2017*

*Daniel S. Carroll*

This instrument was acknowledged before me on  
**Daniel S. Carroll and Susan F. Carroll.**

*Sheila E. King*

Notary Public

SHEILA E. KING, Notary Public  
My Commission Expires March 6, 2018

(My commission expires: \_\_\_\_\_)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**December 19, 2016** under Escrow No. **143-2514786.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-04-001-001
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$870,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- c) Transfer Tax Value: \$870,000.00
- d) Real Property Transfer Tax Due \$3,393.00

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: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: *Daniel S. Carroll*

Capacity: *Partner*

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

**(REQUIRED)**

Print Name: Daniel S. Carroll and Susan F. Carroll

Print Name: Limited partnership

Address: 29 Rock Ridge Drive

Address: 953 Topsy Lane Suite 306-372

City: Atkinson

City: Carson City

State: NH Zip: 03811

State: NV Zip: 89705

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

Print Name: First American Title Insurance Company

File Number: 143-2514786 SC/ SC

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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