

A.P.N.: 1318-15-501-001
File No: 141-2516548 (MK)
R.P.T.T.: \$8,970.00

When Recorded Mail To: Mail Tax Statements To:
Sierra-Rocky Management, Series LLC
510 South Third Street
Bellaire, TX 77401

GRANT, BARGAIN and SALE DEED

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

Kevin G. Levy and Suzanne S. Levy, Trustees of The Levy Family Trust as to an undivided fifty percent (50.00%) interest; Susan Watkins, Trustee of The Susan Watkins Trust as to an undivided twelve and one-half percent (12.5%) interest, and Mary C. Miller, Trustee of The Mary C. Miller Trust of 2001, as to an undivided thirty-seven and one-half percent (37.5) interest

do(es) hereby GRANT, BARGAIN and SELL to

Sierra-Rocky Management, Series LLC., a Texas Limited liability company as to an undivided fifty percent (50%) interest and Kevin G. Levy and Suzanne S. Levy, Trustees of The Levy Family Trust as to an undivided fifty percent (50%) interest

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

PARCEL I (J.A. SCHOPF PARCEL)

ALL THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF PAIUTE DRIVE AND THE NORTHERLY BOUNDARY OF ROUND HILL VILLAGE UNIT NO.4, FILED FOR RECORD AS DOCUMENT NO.31837;

**THENCE SOUTH 35° 43' 06" WEST 12.05 FEET;
THENCE NORTH 39° 59' 15" WEST 349.90 FEET;
THENCE NORTH 63° 00' 00" EAST 550.00 FEET;
THENCE NORTH 40.00 FEET;
THENCE NORTH 63° 00' 00" EAST 80.00 FEET;
THENCE SOUTH 89° 00' 00" EAST 215.00 FEET;
THENCE SOUTH 18° 45' 36" EAST 182.04 FEET;
THENCE SOUTH 58° 43' 49" WEST 248.71 FEET:**

This document is being executed in counter-part and shall be deemed as one

THENCE NORTH 09° 46' 53" WEST 105.37 FEET;
THENCE NORTH 72° 46' 53" WEST 138.00 FEET;
THENCE SOUTH 63° 13' 07" WEST 87.00 FEET;
THENCE SOUTH 35° 43' 07" WEST 134.00 FEET;
THENCE SOUTH 52° 13' 07" WEST 94.00 FEET;
THENCE SOUTH 07° 43' 07" WEST 40.00 FEET;
THENCE SOUTH 27° 16' 53" EAST 77.00 FEET;
THENCE SOUTH 54° 16' 53" EAST 31.50 FEET TO THE POINT OF BEGINNING.

PARCEL II (W. A. SCHOPF SCHOPF PARCEL)

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THENCE SOUTH 58°43'49" WEST 185.33 FEET;
THENCE SOUTH 29°09'22" WEST 157.68 FEET;
THENCE SOUTH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 225.00
FEET, A CENTRAL ANGLE OF 17°49'27" AND AN ARC LENGTH OF 70.00 FEET, THE
CHORD OF SAID BEARS NORTH 45°28'00" WEST 69.71 FEET
THENCE NORTH 54°12'29" WEST 30.69 FEET;
THENCE SOUTH 35°43'07" WEST 25.00 FEET TO THE POINT OF BEGINNING

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED MAY 30, 2014, IN BOOK 514, PAGE 6685 AS
INSTRUMENT NO. 843703.**

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: 01/31/2017

Susan Watkins, Trustee of The Susan Watkins Trust

Susan Watkins, Trustee
Susan Watkins, Trustee

Mary C. Miller Trustee of The Mary C. Miller Trust of 2001

Mary C. Miller, Trustee
Mary C. Miller, Trustee

Kevin G. Levy, Trustee

STATE OF NEVADA)

: ss.

COUNTY OF)

DOUGLAS

Suzanne S. Levy, Trustee

This instrument was acknowledged before me on

3/23/17

by

Susan Watkins, Trustee of The Susan Watkins Trust and Mary C. Miller Trustee of The Mary C. Miller Trust of 2001.

Mary Kelsh
Notary Public

(My commission expires: *11-6-2018*)



MARY KELSH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 88-49587-5 - Expires November 6, 2018

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03/20/2017 under Escrow No. 141-2516548

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Date: 01/31/2017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-15-501-001
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam.
 c) Condo/Twnh d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL	
Boo _____	Page: _____
Date of _____	_____
Notes: _____	_____

3. a) Total Value/Sales Price of Property: \$2,300,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$2,300,000.00
 d) Real Property Transfer Tax Due \$8,970.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, _____
 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: Susan Watkins Capacity: Grantor
 Signature: _____ Capacity: _____

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

Print Name: Susan Watkins, Trustee of The Susan Watkins Trust
 Address: PO 11946
 City: Zephyr Cove
 State: NV Zip: _____

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

Print Name: Sierra-Rocky Management, Series LLC
 Address: 319 Paiute Drive B
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: First American Title Insurance Company File Number: 141-2516548 NMP/ mk
 Address: P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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