

DOUGLAS COUNTY, NV

2017-896691

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

03/31/2017 01:37 PM

TICOR TITLE - CARSON

KAREN ELLISON, RECORDER

A.P.N.: A PTN of 1320-08-002-007

Escrow No.: 01700453-DC

When Recorded Return to  
and Mail Leasehold Condominium Unit Tax  
Notices (if any) to:

6X, LLC

4385 Meadowgate Trail  
Reno, NV 89519

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**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Keith Essex and Deb Essex, Husband and Wife, as Joint Tenants does hereby grant, bargain, sell, convey and transfer unto **6X, LLC** a Nevada **limited liability company** all right, title and interest in and to that certain real property situate at 2184 Taxiway F, Unit E, City of Minden, County of Douglas, State of Nevada, more particularly described in Exhibit "A" attached hereto and made a part hereof ("Property").

TOGETHER with the tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO all matters of public record, including, without limitation, the Condominium Declaration for BLUE SKY AIRCRAFT CONDOMINIUM OWNERS ASSOCIATION, dated April 17, 2014 and recorded in the official Records of Douglas County, Nevada on April 18, 2014 in Book 414, Page 3866, as Document No. 841303, and as amended by document recorded on May 23, 2014 in Book 514, page 4794, as Document No. 843204 ("Declaration"), and the Ground Lease described in the Declaration.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed the day and year set forth below.

[Signature]  
Keith Essex

[Signature]  
Deb Essex

Date: 3-29-17

STATE OF ~~Nevada~~ Alaska  
COUNTY OF ~~Carson City~~ Third Judicial District

On March 29, 2017, personally appeared before me, a Notary Public,

Keith Essex and Deb Essex

who acknowledged that They executed the above instrument.

Signature [Signature]  
(Notary Public)

Notary Public  
**BERNICE BAKER**  
State of Alaska  
My Commission Expires June 1, 2017

Escrow No. 1700453-DC1

**EXHIBIT A  
LEGAL DESCRIPTION**

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

PARCEL 1

Condominium Unit 2184-E of the Blue Sky Aircraft Condominium (a commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for Blue Sky Aircraft Condominium recorded April 18, 2014 in Book 414, Page 3866, as Document No. 841303, Official Records of Douglas County, State of Nevada.

PARCEL 2

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for Blue Sky Aircraft Condominium (A of Commercial Leasehold Condominium Project) recorded April 18, 2014 in Book 414, Page 3866, as Document No. 841303, Official Records of Douglas County, State of Nevada.

PARCEL 3

An undivided interest in and to the Leasehold Estate as created by that certain Lease made by and between Minden-Tahoe Airport (Airport), Douglas County, Nevada (County) and First Financial Collateral, Inc. (Lessee) recorded November 5, 2012 in Book 1112, Page 813, as Document No. 812264, Official Records of Douglas County, State of Nevada, subject to the terms and provisions contained in the lease, and any further amendments thereto.

APN: A portion of 1320-08-002-007

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) A portion of 1320-08-002-007
- 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 Leasehold

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$150,000.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$150,000.00  
 Real Property Transfer Tax Due: \$0.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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] Capacity grantor  
 Signature [Signature] Capacity grantor

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Keith Essex + Deb Essex  
 Address: P.O. Box 1047  
Girdwood, AK 99587  
 City, State, Zip

Print Name: 6X, LLC, a Nevada limited liability company  
 Address: 4385 Meadowgate Trail  
Reno, NV 89519  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1700453-DC1  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703