

A.P.N.: 1318-15-702-004
File No: 141-2522515 (JL)
R.P.T.T.: \$390.00 C

When Recorded Mail To: Mail Tax Statements To:
SNET 2, LLC
4324 Orange Grove Avenue Suite A
Sacramento, CA 95841

GRANT, BARGAIN and SALE DEED

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

Diane K. Dahlheim, as Trustee of the Dorothy M. Morey Trust, Declaration of Trust dated October 20, 1993, as thereafter amended

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

SNET 2, LLC, a California limited liability company

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

PARCEL I:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED DECEMBER 11, 1964, IN BOOK 26 OF OFFICIAL RECORDS, PAGE 284, DOUGLAS COUNTY, NEVADA, AND OF THE SOUTHWESTERLY LINE OF MCFAUL WAY AS SHOWN ON THAT CERTAIN MAP OF ROUND HILL VILLAGE UNIT NO. 1, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 21, 1965, UNDER DOCUMENT NO. 27741; SAID POINT BEING ALSO DESCRIBED AS BEING SOUTH 47°13'00" WEST 30.00 FEET AND NORTH 42°47'00" WEST 221.52 FEET FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE IN MCFAUL WAY SHOWN AS NORTH 42°47'00" WEST 265.81 FEET ON SAID MAP; THENCE SOUTH 42°24' WEST 80.5 FEET TO THE TRUE POINT OF BEGINNING, BEING THE MOST EASTERLY CORNER OF THIS PARCEL; THENCE CONTINUING SOUTH 42°24' WEST 99.5 FEET TO THE MOST SOUTHERLY CORNER OF THIS PARCEL; THENCE NORTH 47°36' WEST 62.5 FEET TO THE MOST WESTERLY CORNER OF THIS PARCEL; THENCE NORTH 42°24' EAST 88.0 FEET TO THE MOST NORTHERLY CORNER OF THIS PARCEL; THENCE SOUTH 47°36' EAST 35.0 FEET; THENCE NORTH 89°46' EAST 16.97 FEET; THENCE SOUTH 47°36' EAST 15.0 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH AN EASEMENT 15.0 FEET IN WIDTH CONTIGUOUS TO THE SOUTH-EASTERLY SIDE OF SAID LAND FOR ROADWAY AND FOR INSTALLATION OPERATION, REPAIR AND REPLACEMENT OF SEWER MAINS AND PUBLIC UTILITIES AS CONTAINED IN DEED OF TRUST RECORDED NOVEMBER 9, 1965, IN BOOK 35 OF OFFICIAL RECORDS, PAGE 635, DOUGLAS COUNTY, NEVADA, RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 29, 1983, IN BOOK 783, PAGE 2793 AS INSTRUMENT NO. 84961.

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: 06/07/2017

the Dorothy M. Morey Trust, Declaration of Trust

X Diane K. Dahlheim, Trustee
Diane K. Dahlheim, Trustee

STATE OF ~~NEVADA~~ Idaho)
COUNTY OF ~~DOUGLAS~~ Kootenai) : ss.

This instrument was acknowledged before me on this 23rd day of June, 2017 by **Diane K. Dahlheim.**

Linda Lea Harrison
Notary Public
(My commission expires: 11/18/2019)

LINDA LEA HARRISON
Notary Public
State of Idaho

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 07, 2017** under Escrow No. **141-2522515**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-15-702-004
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) ^{SLD} 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: \$100,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$100,000.00
- d) Real Property Transfer Tax Due \$390.00

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: *Diane K. Dahlheim* Capacity: Grantor

Signature: _____ Capacity: _____

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

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

Print Name: Diane K. Dahlheim Print Name: SNET 2, LLC

Address: 2340 W Seltice Way, Apt 139 Address: 4324 Orange Grove Avenue Suite A

City: Couer D'Alene City: Sacramento

State: ID Zip: 83814 State: CA Zip: 95841

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

Print Name: First American Title Insurance Company File Number: 141-2522515 JL/ JL

Address: P.O. Box 645

City: Zephyr Cove State: NV Zip: 89448

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