

Ptn. of APN 1320-07-801-011

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
ATTN: STAFF SPECIALIST, ACQ.
1263 S. STEWART ST.
CARSON CITY, NV. 89712

MAIL TAX STATEMENTS TO:
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:
JEFFREY J. HENKELMAN, P.L.S.
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV. 89712

Project No.: SI-395-1(029)
E.A.: 73862
Parcel: U-395-DO-025.912

121-2487769-MR

DEED

THIS DEED, made this 3 day of APRIL, 2017
between Minden Self Storage LLC, a Nevada limited liability company, hereinafter called
GRANTOR, and the STATE OF NEVADA, acting by and through its Department of
Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00);
lawful money of the United States of America, and other good and valuable consideration, the
receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sale unto
the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408 of
the Nevada Revised Statutes, all that certain real property of GRANTOR, said real property,
excepting and reserving, to the GRANTOR, heirs, executors, administrators, successors and
assigns any and all water rights appurtenant to said real property situate, lying and being in the
County of Douglas, State of Nevada, and further described as being a portion of the SW 1/4 of
the SE 1/4 of Section 7, T. 13 N., R. 20 E., M.D.M., and more particularly described as being a
portion of PARCEL 4-A-1 as shown on that certain PARCEL MAP LDA #04-060 FOR
DUNCAN M. & MARY S. GETTY, filed on April 1, 2005, in the Office of the Douglas County

Recorder, Book 0405, Page 438, as Document Number 640704, and more fully described by metes and bounds as follows:

BEGINNING at a point on the right or easterly right-of-way line of US-395, 56.00 feet right of and at right angles to Highway Engineer's Station "XN" 195+64.28 P.O.T., said point of beginning further described as bearing N. 64°47'15" W., a distance of 2,842.66 feet from a 1 1/4 INCH METAL HEXAGON BAR, accepted as being the southeast corner of said Section 7; thence N. 0°21'06" E., along the former right or easterly right-of-way line of US-395, a distance of 65.99 feet to the southerly right-of-way line of SR-759 (Airport Road) and said easterly right-of-way line of US-395; thence S. 89°33'24" E., along said southerly right-of-way line and said easterly right-of-way line, a distance of 124.25 feet; thence along said easterly right-of-way line of US-395 the following four (4) courses and distances:

- 1) S. 0°26'36" W. – 15.00 feet;
- 2) N. 89°33'24" W. – 14.50 feet;
- 3) from a tangent which bears N. 87°54'49" W., curving to the left with a radius of 200.00 feet, through an angle of 21°30'42", an arc distance of 75.09 feet;
- 4) from a tangent which bears S. 69°16'27" W., curving to the left with a radius of 60.00 feet, through an angle of 52°35'12", an arc distance of 55.07 feet to the point of beginning;

said parcel contains an area of 3,032 square feet.

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone, as determined by the State of Nevada, Department of Transportation.


TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

To hereby waive, with full knowledge, that a public highway and the necessary incidents thereto are to be located upon, over and across the lands hereinabove described, any claim for any and all damages to the remaining adjacent lands and property of the GRANTOR by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

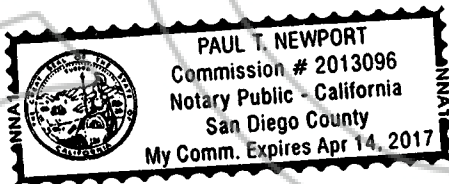
Minden Self Storage LLC, a Nevada limited liability company

By: 
John Ovrom, Chief Executive Officer

State of CALIFORNIA
County of SAN DIEGO

This instrument was acknowledged before me on APRIL 3, 2017 by
JOHN OVROM as CEO of
MINDEN SELF STORAGE, LLC

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(Signature of notarial officer)

PAUL T. NEWPORT
(Title and rank (optional)) NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-07-801-011
- 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: \$5,597.00
- b) Deed in Lieu of Foreclosure Only (value of) (\$ _____)
- c) Transfer Tax Value: \$5,597.00
- d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 2
- b. Explain reason for exemption: Transfer to a political subdivision

- 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]
Signature: _____

Capacity: As Agent
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Minden Self Storage LLC
Address: 1224 Tenth Street, Suite 100
City: Coronado
State: CA Zip: 92118

Print Name: Transportation
Address: 1263 Stewart Street
City: Carson City
State: NV Zip: 89701

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

First American Title Insurance
Print Name: Company
Address: 5310 Kietzke Lane, Suite 100
City: Reno

File Number: 121-2487769 MLR/pb
State: NV Zip: 89511-2043

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