



KAREN ELLISON, RECORDER E09

APN: 1319-09-602-007

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

**MAIL TAX STATEMENTS TO:**

Arlene Cochran, Manager  
Genoa and Main, LLC  
Post Office Box 452  
Genoa, NV 89411

Pursuant to *NRS 239B.030, 1*, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

## GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ARLENE H. COCHRAN, TRUSTEE OF THE ARLENE H. COCHRAN LIVING TRUST u/i/d 9/21/10 ("Grantor") does hereby GRANT, BARGAIN, SELL and CONVEY to GENOA AND MAIN, LLC - 2342 GENOA STREET SERIES, A Nevada Series Limited Liability Company ("Grantee"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

A parcel of land located within a portion of the Southeast one-quarter of the Northeast one-quarter of Section 9, Township 13 North, Range 19 East, MDM., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeasterly corner of Parcel 3 as recorded in Book 290 at Page 3128, Document No. 220488 of the Douglas County Recorder's Office, said corner bears S. 59 28'19" w., 927.48 feet from the North one-sixteenth corner of Sections 9 and 10, Township 13 North, Range 19 East, MDM., being a PK nail as per The preliminary BLM Township plat and field notes of the re-survey by Dukleth and Parrish in 1985-6;

thence N. 66 37 '37" W., along the Southerly line of said Parcel 3,  
69.60 feet;

thence N. 23 22'23" E., 30.00 feet;

thence N. 23 09'08" W., 86.26 feet;

thence N. 10 36' 53" E., 77.38 feet;

thence N. 15 38'19" W., 81.77 feet;

thence N. 16 00'44" E., 118.22 feet to a point on the Southerly line of  
Parcel 1 as recorded in Book 1090, Page 1387, Document No. 236275  
of the Douglas County Recorder's Office being a  $\frac{5}{8}$ " rebar and plastic  
cap stamped PLS 6200;

thence N. 82 27'42" E., along said Southerly line, 54.01 feet to a  $\frac{5}{8}$ "  
rebar and plastic cap stamped PLS 6200;

thence S. 68 33'47" E., continuing along said Southerly line, 22.70  
feet to a  $\frac{5}{8}$ " rebar and plastic cap stamped PLS 6200;

thence S. 54 07'56" E., continuing along said Southerly line, 16.81 to  
a  $\frac{5}{8}$ " rebar and plastic stamped PLS 6200;

thence S. 12 52'40" E., continuing along said Southerly line, 35.37  
feet to a  $\frac{5}{8}$ " rebar and plastic cap stamped PLS 6200;

thence S. 80 12'46" E., 83.28 to a point on the Easterly line of said  
Parcel 1;

thence S. 18 50'58" W., along said Easterly line, 362.64 to the POINT  
OF BEGINNING.

#### Basis of Bearing

The North line of the South one-half of the Northeast one-quarter of  
Section 9 as taken from the preliminary BLM Township plat and field  
notes of a portion of T. 13 N., R. 19 E., MDM., re-surveyed by  
D.L. Dukleth and J.S. Parrish in 1985-6, (N. 89 36'20" E.).

Said Parcel being further shown as new parcel 2 on record of survey recorded September 10, 1999, in Book 999, Page 1643, as Document No. 476243, Official Records.

Assessor's Parcel No. 1319-09-602-007

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

*Pursuant to NRS §111.312, this legal description was previously recorded on September 24, 2010, as Document No. 0771158, Book 0910, Page 5352, in the Official Records of Douglas County.*

DATED this 14<sup>th</sup> day of July, 2017.

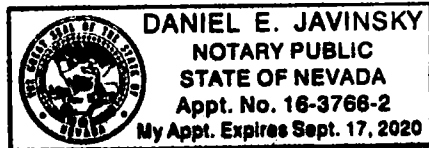
*Arlene H. Cochran*  
ARLENE H. COCHRAN, Trustee

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on July \_\_, 2017, by ARLENE H. COCHRAN.

WITNESS my hand and official seal.

*Daniel E. Javinsky*  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-09-602-007  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>SB Operating Agent - Verified</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 9  
 b. Explain Reason for Exemption: transfer to busienss organization if person conveying property owns 100% of the organization to which the conveyance is made

5. Partial Interest: Percentage being transferred: 100.0%

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.

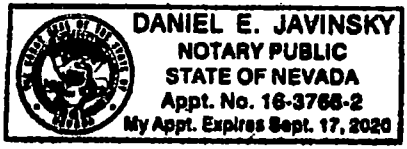
Signature Arlene Cochran Capacity Trustee  
 Signature Arlene Cochran Capacity Manager

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Arlene H. Cochran, Trustee  
 Address: Post Office Box 452  
 City: Genoa  
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Genoa and Main, LLC  
 Address: Post Office Box 452  
 City: Genoa  
 State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Kenneth R. Jillson, Esq. Escrow # \_\_\_\_\_  
 Address: Post Office Box 3390  
 City: Lake Tahoe State: NV Zip: 89411

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



*State of Nevada  
 County of Lyon  
 This instrument was acknowledged before  
 me on July 14, 2017 by Arlene Cochran  
 Daniel E Javinsky*