

DOUGLAS COUNTY, NV

2017-902753

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

08/15/2017 02:45 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E01

APN: 1320-33-210-072

Escrow No. 00229532 - 001 - 20
RPTT 0.00

When Recorded Return to:
Heybourne Meadows I, LLC
4464 Ridge Crest Circle
Bountiful, Utah 84010
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
**Opal Investments, LLC, a Nevada limited liability company and Abby Nilson, Trustee of
The Ben NV Trust and Allure Pebble, LLC a Dissolved Nevada limited liability
company, as their interest appears of record**

do(es) hereby Grant, Bargain, Sell and Convey to
Heybourne Meadows I, LLC, a Utah limited liability company

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

SPACE BELOW FOR RECORDER

Page 4 of the Grant, Bargain, Sale Deed
APN: 1320-00-210-072

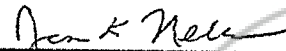
Dated August 9, 2017

Opal Investments, LLC, a Nevada limited liability company


By: Ezra Nilson, Manager

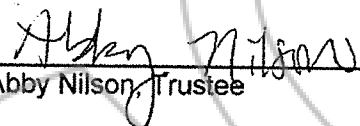
STATE OF Utah
COUNTY OF Davis

This instrument was acknowledged before me on August 10, 2017,
By Ezra Nilson


NOTARY PUBLIC



The Ben NV Trust


Abby Nilson, Trustee

STATE OF Utah
COUNTY OF Davis

This instrument was acknowledged before me on August 10, 2017,
By Abby Nilson


NOTARY PUBLIC



SPACE BELOW FOR RECORDER

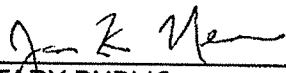
Allure Pebble, LLC, a Dissolved Nevada
limited liability company



Seth Ure, Managing Member

STATE OF Utah
COUNTY OF Davis

This instrument was acknowledged before me on August 10, 2017,
By Seth Ure



NOTARY PUBLIC



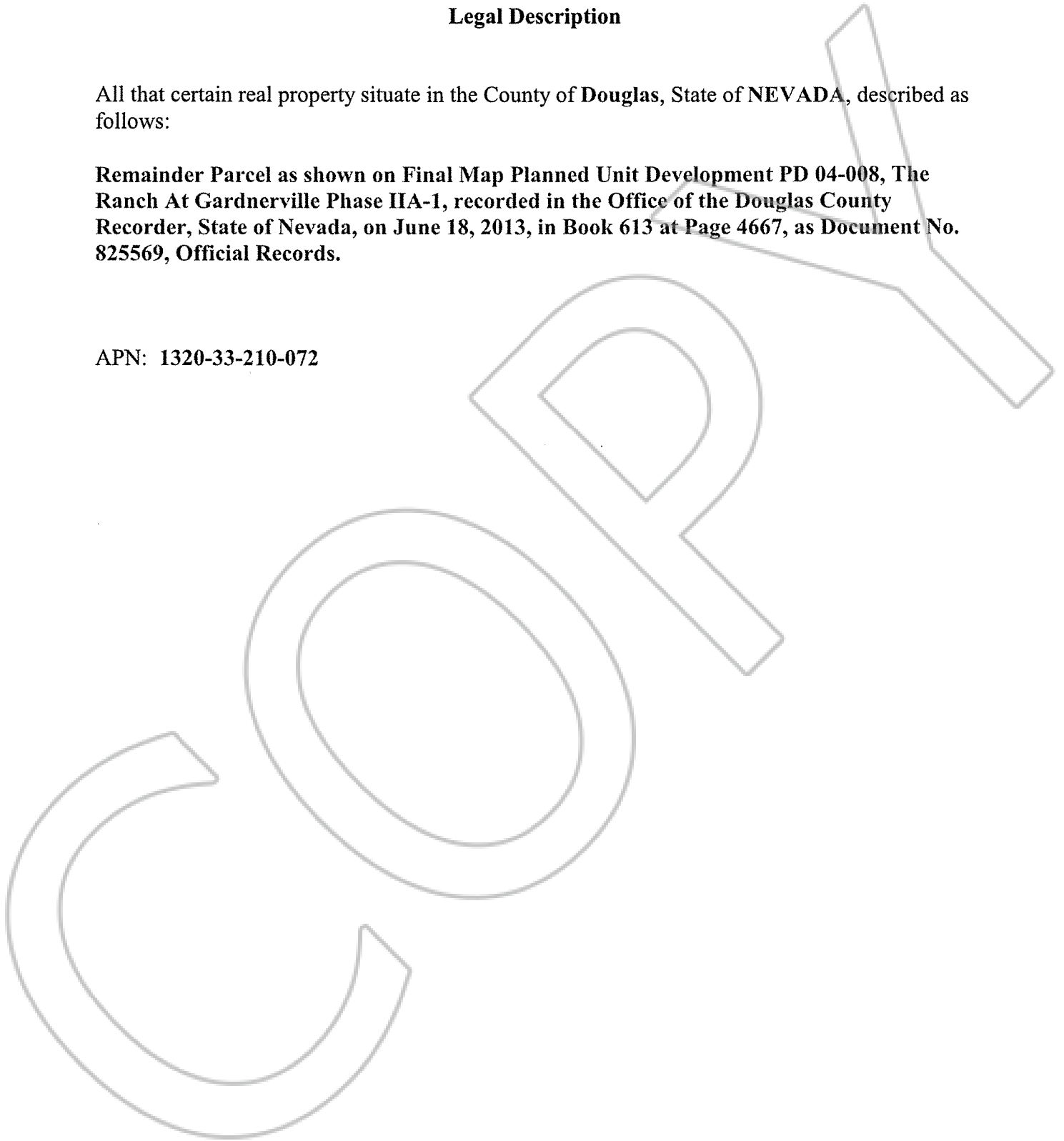
SPACE BELOW FOR RECORDER

EXHIBIT "A"
Legal Description

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

Remainder Parcel as shown on Final Map Planned Unit Development PD 04-008, The Ranch At Gardnerville Phase IIA-1, recorded in the Office of the Douglas County Recorder, State of Nevada, on June 18, 2013, in Book 613 at Page 4667, as Document No. 825569, Official Records.

APN: 1320-33-210-072



1. APN: 1320-33-210-072

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	Model 1 & LLC Docs - JS

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$0

Deed in Lieu of Foreclosure Only (value of property) \$

Transfer Tax Value: \$0

Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section ~~1~~

b. Explain Reason for Exemption: 1 Entity deeding to another entity with same exact Ownership

5. Partial Interest: Percentage being transferred: AS ACQUIRED BY DOC #2016-886900

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 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 <i>[Signature]</i>	Capacity <u>CB Administrative Trust, Manager By Ezra Nilson, Trustee</u>
Signature <i>[Signature]</i>	Capacity <u>CB Administrative Trust, Manager By Ezra Nilson, Trustee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Opal Investments, LLC</u>	Print Name: <u>Heybourne Meadows I, LLC</u>
Address: <u>4464 Ridge Crest Circle</u>	Address: <u>4464 Ridge Crest Circle</u>
City/State/Zip: <u>Bountiful, UT</u>	City/State/Zip: <u>Bountiful, Utah 84010</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00229532-001</u>
Address: <u>1450 Ridgeview Drive, Ste. 100 Reno, NV 89519</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

* Abby Nilson, TRUSTEE OF THE BEN NV TRUST,
Allure Pebble, LLC