

A.P.N.: 1318-22-002-007

File No: 121-2523645

R.P.T.T.: \$0

When Recorded Mail To: Mail Tax Statements To:

Timothy K. Allen, Trustee
P.O. Box 350
Carmel, California 93921

GRANT, BARGAIN and SALE DEED

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

Timothy K. Allen and Lynn M. Allen, Trustees of the ALLEN FAMILY
1997 REVOCABLE TRUST dated October 1, 1997

do hereby *GRANT, BARGAIN and SELL* to

Allen Aspen Grove LLC, a Nevada limited liability company

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

SEE EXHIBIT "A" ATTACHED

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: August 16, 2017



Timothy K. Allen, trustee



Lynn M. Allen, trustee

ACKNOWLEDGEMENT

STATE OF CALIF.
COUNTY OF Monterey

This instrument was acknowledged before me this 16th day of August, 2017, by
TIM K. ALLEN, TRUSTEE & LYNN M. ALLEN, TRUSTEE

George Fusco
Notary Public

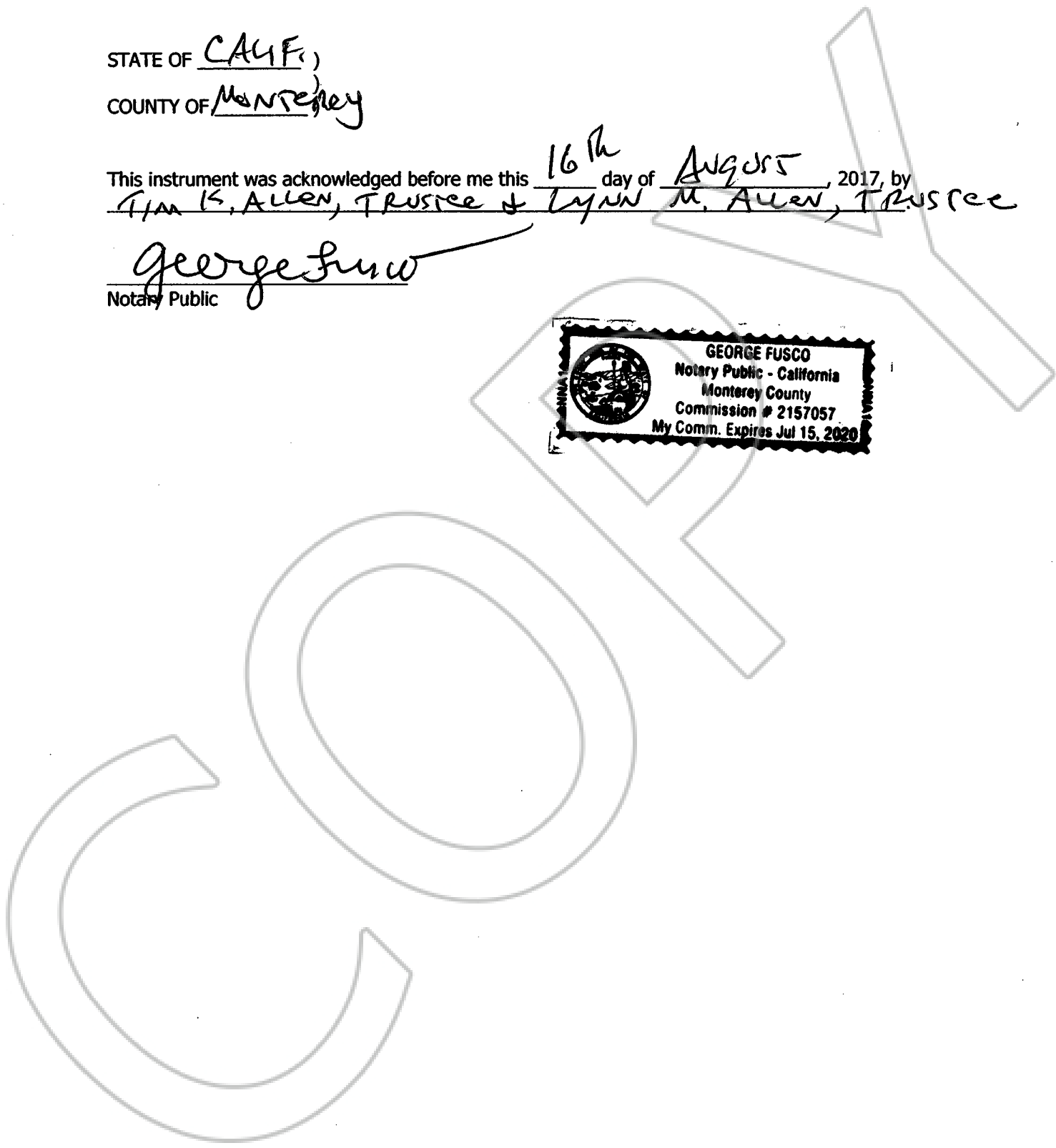
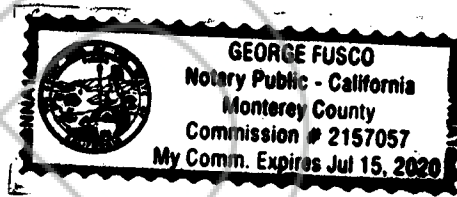


Exhibit A

Legal Description

All that certain real property located at 172 Michelle Drive, Stateline, Nevada 89449, identified as Douglas County Assessor's Parcel Number 1318-22-002-007, and commonly known as the Aspen Grove Apartments described as follows:

COMMENCING AT THE NORTHEAST CORNER OF LOT 16 IN BLOCK 3 AS SHOWN ON THE MAP OF OLIVER PARK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 2, 1959; THENCE NORTH 18°23'35" EAST ALONG THE WESTERLY LINE OF MICHELLE DRIVE, A DISTANCE OF 111.645 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 65°16'52" WEST A DISTANCE OF 267.59 FEET; THENCE NORTH 28°48'49" EAST A DISTANCE OF 194.83 FEET; THENCE SOUTH 61°11'11" EAST A DISTANCE OF 257.37

FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID MICHELLE DRIVE; THENCE ALONG SAID LINE SOUTH 28°48'49" WEST A DISTANCE OF 70.69 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 575.0 FEET THROUGH A CENTRAL ANGLE OF 10°25'41" FOR AN ARC DISTANCE OF 104.58 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 17, 2017, IN BOOK N/A, AS INSTRUMENT NO. 897385 OF OFFICIAL RECORDS.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-22-002-007
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust Verified - JS</u>	

3. Total Value/Sales Price of Property: \$ 4,200,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0 (the transfer is without consideration)

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transferring interest in said property from a family trust to a single-purpose entity LLC owned 100% by the family trust FOR NO CONSIDERATION

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 Trustee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Allen Family 1997 Revocable Trust
 Address: P.O. Box 350
 City: Carmel
 State: California Zip: 93921

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Allen Aspen Grove LLC, a Nevada LLC
 Address: P.O. Box 350
 City: Carmel
 State: California Zip: 93921

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

Print Name: FATCO Escrow # 2923645-MK
 Address: 5310 KLETZKE #103
 City: RENO State: NV Zip: 89511