

A.P.N.: 1320-08-411-006
File No: 121-2525305 (MLR)
R.P.T.T.: \$2,141.10 C

When Recorded Mail To: Mail Tax Statements To:
Ping Luo Genin
1805 N. Carson ST. #413
Carson City, NV 89701

GRANT, BARGAIN and SALE DEED

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

Meridian 2240, LLC, a Nevada limited liability company

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

Ping Luo Genin, an unmarried woman

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

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL "F" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR RAJAN, LLC, AS RECORDED IN BOOK 899 AT PAGE 4562, AS DOCUMENT NO. 475180, DOUGLAS COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF PARCEL "A" PER SAID RECORD OF SURVEY;

**THENCE SOUTH 51°06'20" EAST, 153.73 FEET;
THENCE NORTH 89°46'14" EAST, 160.00 FEET;
THENCE SOUTH 45°13'46" EAST, 14.14 FEET;
THENCE SOUTH 00°13'46" EAST 4.50 FEET;
THENCE NORTH 89°46'14" EAST, 35.33 FEET;
THENCE NORTH 00°13'46" WEST, 32.50 FEET;
THENCE NORTH 89°46'14" EAST, 70.00 FEET;
THENCE SOUTH 00°13'46" EAST 18.00 FEET;
THENCE NORTH 89°46'14" EAST, 94.00 FEET TO THE POINT OF BEGINNING;**

**THENCE NORTH 89°46'14" EAST, 82.00 FEET;
THENCE SOUTH 45°13'46" EAST, 14.14 FEET;
THENCE SOUTH 00°13'46" EAST, 32.50 FEET;
THENCE SOUTH 89°46'14" WEST, 60.00 FEET;
THENCE SOUTH 00°13'46" EAST, 42.50 FEET;
THENCE SOUTH 89°46'14" WEST, 32.00 FEET;
THENCE NORTH 00°13'46" WEST, 85.00 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 1, 2005 AS INSTRUMENT NO. 637871 OF OFFICIAL RECORDS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, ACROSS AND THROUGH PARCEL A OF RECORD OF SURVEY FOR MERIDIAN BUSINESS PARK RAJAN R & D PARK, DOCUMENT NO. 475180 AND AS MORE FULLY SET FORTH IN THE RECIPROCAL EASEMENT DECLARATION FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON AUGUST 24, 1999 IN BOOK 899 AT PAGE 4554 AS DOCUMENT NO. 475179.

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.

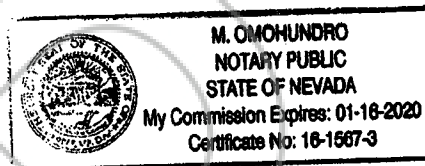
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 08/15/2017

Meridian 2240 LLC, a Nevada limited liability company

By: D.A. Yamada Living Trust dated July 12, 2012
Its: Managing Member

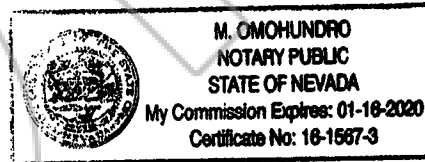
By: *Denise Yamada*
Name: Denise A. Yamada, Trustee
Title: Managing Member



STATE OF NEVADA)
COUNTY OF Carson City) ss.

This instrument was acknowledged before me on Aug. 22 2017 by Denise Yamada.

M. Omo Hundro
Notary Public
(My commission expires: 1-16-2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 15, 2017** under Escrow No. **121-2525305**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-08-411-006
- 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: \$549,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$549,000.00
- d) Real Property Transfer Tax Due \$2,141.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

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: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Meridian 2240 LLC

Print Name: Ping Luo Genin

Address: 1764 LANTANA DRIVE

Address: 1805 N. Carson ST. #413

City: Minden

City: Carson City

State: NV Zip: 89423

State: NV Zip: 89701

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

First American Title Insurance

Print Name: Company

File Number: 121-2525305 MLR/ pb

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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