

APN #: 25-291-06

Recording Requested By:

Tammy Meckler

Return Documents to:

Name: Tammy Meckler-Sierra Nevada Media Group

Address: 580 Mallory Way

City/State/Zip: Carson City, NV 89701

Send Tax Statements to:

Name: Diane Parkinson, CFO

Address: PO Box 1927

City/State/Zip: Carson City, NV 89702



00061532201709039790050050

KAREN ELLISON, RECORDER

E01

GRANT, BARGAIN, SALE DEED
(Corporation to Corporation)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mount Rose Publishing Co.**, a Corporation organized under the laws of the state of Nevada, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto **Sierra Nevada Media Group**, a Corporation organized under the laws of the state of Nevada, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Legal Description:

Prior instrument reference: Book One, Document No. 4930, of the Recorder of Douglas County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantor.

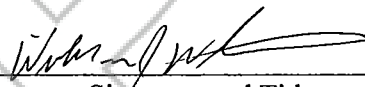
SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTOR does for Grantor and Grantor's personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 21 day of August, 2017.

Mount Rose Publishing Co.
CORPORATION NAME

By: 
Signature and Title

William J. Waters, CEO
Type or Print Name

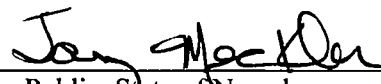
State of Nevada, County of Carson City

The foregoing instrument was acknowledged before me on 21 August 2017,
(Date)

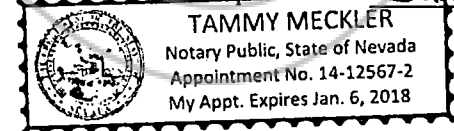
by William J. Waters, as CEO,
(Name of Signor) (Position or Title)

of Mount Rose Publishing Co., a Nevada corporation.
(Name of Corporation) (State of Incorporation)

(Seal)


Notary Public, State of Nevada

My commission expires Jan 6, 2018



Tammy Meckler
Type or Print Name

Grantor(s) Name, Address, phone:
Mount Rose Publishing Co.
580 Mallory Way
Carson City, NV 89701

Grantee(s) Name, Address, phone:
Sierra Nevada Media Group
580 Mallory Way
Carson City, NV 89701

SEND TAX STATEMENTS TO GRANTEE

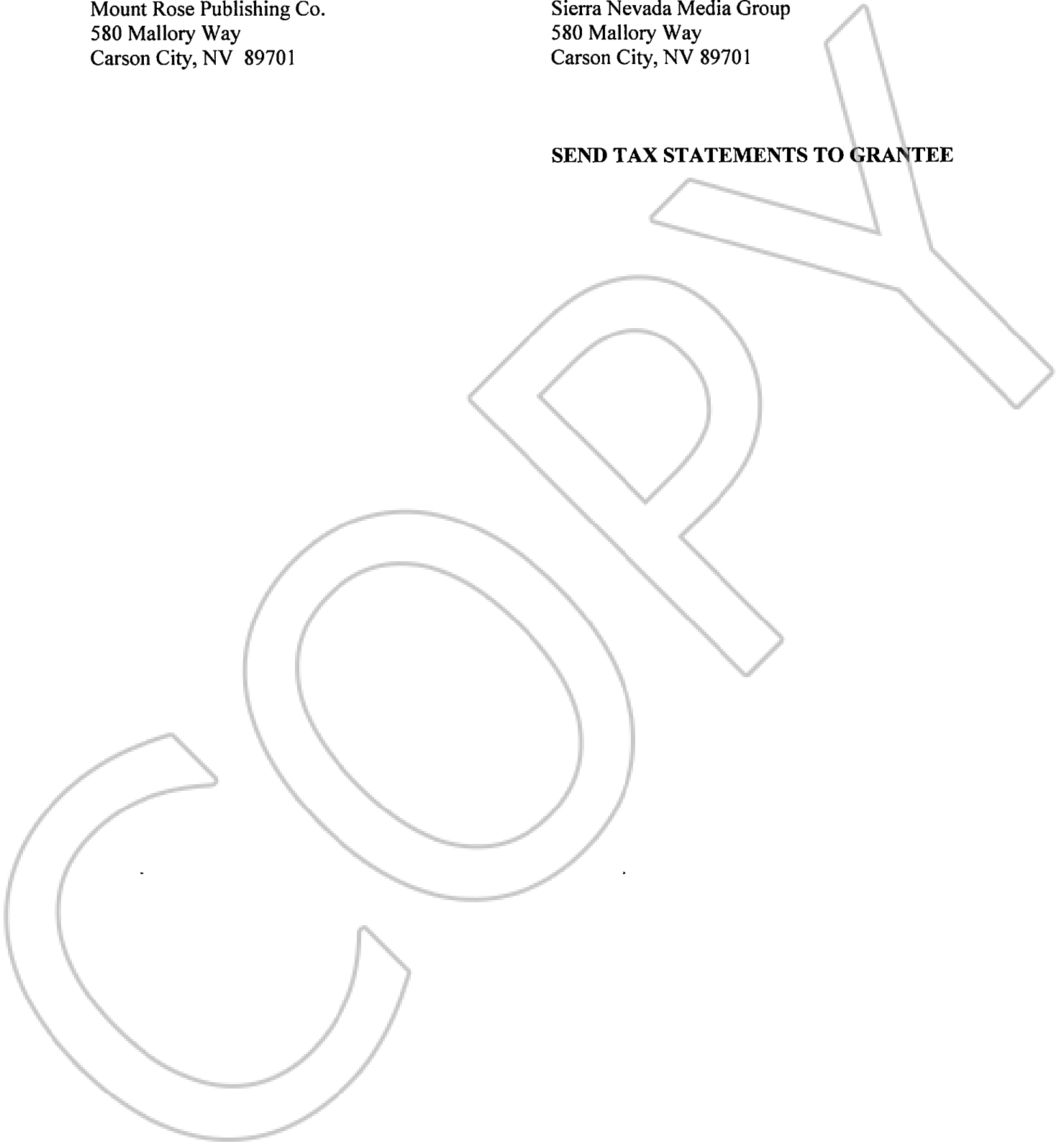


EXHIBIT A

494-01-96.
5/9/97

LEGAL DESCRIPTION
ADJUSTED LOT 2
(A.P.N. 25-291-06)

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

A parcel of land located within a portion of the East one-half (E~) Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the intersection of Gardner Street and Bell Street as shown on the Meneley Addition to the Town of Gardnerville recorded June 4, 1947, as Document Number 4930, in Book One of maps;

thence South 45°06'00" West, 270.00 feet to the Northerly right-of-way line of U.S. Highway 395;
thence along said right-of-way South 44°54'00" East 233.90 feet to the POINT OF BEGINNING;
thence leaving said right-of-way North 44°39'41" East 98.87 feet;
thence North 44°11'13" West 2.07 feet;
thence North 44°39'41" East 29.15 feet;
thence South 89°52'00" East 101.13 feet;
thence south 44°50'08" East 188.26 feet;
thence South 45°06'00" West 199.30 feet to a point on the northerly right-of-way of U.S. Highway 395;
thence along said right-of-way North 44°54'00" West 256.76 feet to the POINT OF BEGINNING, containing 48,991 square feet, more or less.

The Basis of Bearing of the description is North 44°54'00" West, the centerline of Gardner Street, as shown on said Meneley Addition to the Town of Gardnerville.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-32-703-001
 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>Model 1: Corp Docs ok - J</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 1
 b. Explain Reason for Exemption: Change in indenty-name change of Corporation

5. Partial Interest: Percentage being transferred: 100.00 %

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 William J. [Signature] Capacity CEO - Mt Rose Publishing

Signature William J. [Signature] Capacity CEO - Sierra Nevada Media Group

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mount Rose Publishing Co.
 Address: 580 Mallory Way
 City: Carson City
 State: NV Zip: 89701

Print Name: Sierra Nevada Media Group
 Address: 580 Mallory Way
 City: Carson City
 State: NV Zip: 89701

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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