

DOUGLAS COUNTY, NV
RPTT:\$3061.50 Rec:\$35.00
\$3,096.50 Pgs=5 12/15/2017 04:00 PM
2017-908141
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER

A.P.N.: 1320-30-701-021
File No: 121-2524006 (MLR)
R.P.T.T.: \$3,061.50

When Recorded Mail To: Mail Tax Statements To:
EH Fernley II, LLC
3629 Swetzer Rd.
Loomis, CA 95650

GRANT, BARGAIN and SALE DEED

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

Cedar Creek Capital Inc., a Nevada Corporation

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

EH Fernley II, LLC, a Nevada limited liability company

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 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF STATE ROUTE 88, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 4 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MINDEN GATEWAY CENTER FILED FOR RECORD MAY 08, 2008 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 722798, A FOUND PK NAIL AND WASHER, PLS 6899;

THENCE ALONG SAID EASTERLY LINE OF STATE ROUTE 88, NORTH 00°22'11" EAST, 561.57 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF STATE ROUTE 88, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, CENTRAL ANGLE OF 102°08'01" AND ARC LENGTH OF 374.34 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF U.S. HIGHWAY 395;

THENCE ALONG SAID SOUTHWESTERLY LINE OF U.S. HIGHWAY 395, SOUTH 64°00'17" EAST, 378.77 FEET TO THE POINT OF BEGINNING;

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THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF U.S. HIGHWAY 395, SOUTH 64°00'17" EAST, 95.32 FEET TO A POINT ON THE BOUNDARY OF TRACT B-1 AS SHOWN ON THE PARCEL MAP FOR RAYMOND D. MAY FILED FOR RECORD DECEMBER 23, 2004 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 632788;

THENCE CONTINUING ALONG SAID BOUNDARY OF TRACT B-1 THE FOLLOWING COURSES:

SOUTH 25°59'43" WEST, 118.88 FEET;

NORTH 64°00'17" WEST, 36.68 FEET;

SOUTH 25°59'43" WEST, 22.55 FEET;

SOUTH 64°00'17" EAST, 19.91 FEET;

ALONG THE ARC OF A CURVE TO THE RIGHT, HAVE A RADIUS OF 37.50 FEET, CENTRAL ANGLE OF 31°59'34" AND ARC LENGTH OF 20.94 FEET; ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 22.50 FEET, CENTRAL ANGLE OF 31°59'34" AND ARC LENGTH OF 12.56 FEET TO A POINT ON THE BOUNDARY OF PARCEL 2 PER SAID DOCUMENT NO. 722798;

THENCE ALONG SAID BOUNDARY OF PARCEL 2 THE FOLLOWING COURSES:

SOUTH 25°59'43" WEST, 2.47 FEET;

NORTH 64°35'34" WEST, 96.85 FEET;

SOUTH 00°22'11" WEST, 55.99 FEET;

NORTH 89°37'49" WEST, 25.00 FEET;

SOUTH 00°22'11" WEST, 12.00 FEET;

NORTH 89°37'49" WEST, 20.00 FEET;

SOUTH 00°22'11" WEST, 9.00 FEET;

NORTH 89°37'49" WEST, 63.50 FEET;

SOUTH 00°22'11" WEST, 39.50 FEET;

NORTH 89°37'49" WEST, 49.50 FEET;

THENCE CONTINUING NORTH 89°37'49" WEST, 50.02 FEET;

THENCE NORTH 00°22'11" EAST, 255.38 FEET;

THENCE NORTH 89°06'00" EAST, 262.52 FEET TO THE POINT OF BEGINNING,

ALSO KNOWN AS PARCEL F ON THAT CERTAIN RECORD OF SURVEY FOR MAVERICK, INC. RECORDED NOVEMBER 08, 2012 AS INSTRUMENT NO. 812496, OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

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NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED MAY 17, 2013 IN BOOK 513, PAGE 4831, AS INSTRUMENT NO. 823836, OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MINDEN GATEWAY CENTER RECORDED MAY 08, 2008 IN BOOK 508 AT PAGE 1598 AS INSTRUMENT NO. 722796 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

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: 12/05/2017

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State of Nevada
County of Washoe

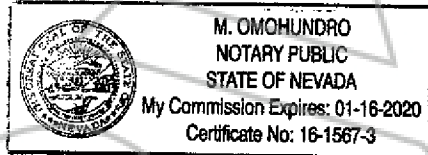
This instrument was acknowledged before me on 12/13/17

by Susan Olson



Notary Public

(my commission expires: 1-16-2020)



COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-701-021
 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: \$785,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$785,000.00
 d) Real Property Transfer Tax Due \$3,061.50

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
 Capacity: _____

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

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

Print Name: Cedar Creek Capital Inc.
 Address: 1324 Cedar Creek Circle
 City: Gardnerville
 State: NV Zip: 89480

Print Name: EH Fernley II, LLC
 Address: 3629 Swetzer Rd.
 City: Loomis
 State: CA Zip: 95650

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

First American Title Insurance
 Print Name: Company
 Address 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2524006 MLR/ MO
 State: NV Zip: 89511-2043

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

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