

DOUGLAS COUNTY, NV **2017-908269**  
RPTT:\$14625.00 Rec:\$35.00  
\$14,660.00 Pgs=5 12/20/2017 08:27 AM  
FIRST AMERICAN TITLE RENO  
KAREN ELLISON, RECORDER

APN(s): 1318-27-001-010

RECORDING REQUESTED BY:  
First American Title  
AND WHEN RECORDED, MAIL TO:

Genoa Ridge Investors, LLC  
11661 San Vicente Blvd #910  
Los Angeles, CA 90049

MAIL TAX BILL TO:

Same as above

121-2514155-MLR

FOR RECORDER'S USE ONLY

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WELLS FARGO BANK, N.A., a national banking association, successor by merger to and who acquired title as First National Bank of Reno, Reno, Nevada, a National Banking Association ("Grantor"), grants, bargains, sells and conveys to Genoa Ridge Investors, LLC, a Delaware Corporation, ("Grantee"), all that certain real property located in the County of Douglas, State of Nevada, and which is more particularly described in Schedule 1, attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

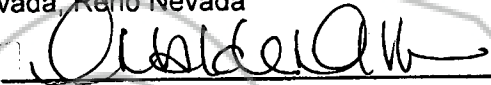
This conveyance is made subject to the following restrictive covenant, which is and shall remain a covenant that touches and concerns the land and runs with the land, and binding on Grantee and all successors and assigns of Grantee and any person or entity holding or claiming a right, title or interest to use or occupancy through any such party, by lease, sublease, license, concession or other similar agreement, and shall be for the benefit of the Grantor and its successors and assigns, for a period of ten (10) years commencing as of the date that this Deed is recorded in the Official Records of Douglas County, State of Nevada:

"The real property and improvements thereon that are the subject of this Deed shall not be used, other than by Grantor, in whole or in part, as a retail bank, commercial bank, national bank, state chartered bank, branch bank, savings and loan, savings bank, credit union, mortgage loan office, or similar entity that accepts deposits, cashes checks, provides ATM machines and any technological evolution thereof, or provides safe deposit boxes, without the written consent of

Grantor, which may be withheld in Grantor's sole and absolute discretion. Grantor shall have all rights and remedies available at law and in equity to enforce the provisions of this restrictive covenant, including, without limitation, the right to enjoin any attempted violation of this restrictive covenant."

IN WITNESS WHEREOF, this Grant, Bargain and Sale Deed has been executed this 25th day of May, 2017.

Wells Fargo Bank, National Association,  
successor by merger to First Interstate  
Bank of Nevada National Association,  
formerly known as First National Bank of  
Nevada, Reno Nevada

By: 

Name: Amanda Allen  
Title: Vice President

By: 

Name: Louisa Burke  
Title: Corporate Officer

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert Acknowledgement]

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS  
COUNTY OF Placer )

On 5-25-2017 before me, LeeAnne Feather Myers, Notary Public, personally appeared

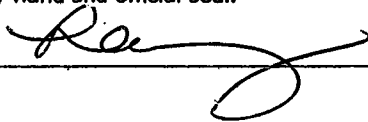
Amanda Allen, LOUISA BURKE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



This area for official notarial seal.

## OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)  LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

\_\_\_\_\_  
Name of Person or Entity

\_\_\_\_\_  
Name of Person or Entity

## OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_



**EXHIBIT 'A'**

**PARCEL 1:**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A POINT WHERE THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 50 INTERSECTS THE NEVADA/CALIFORNIA STATE LINE;**

**THENCE ALONG SAID RIGHT OF WAY LINE NORTH 28°36'12" EAST, 1652.78 FEET, TO THE TRUE POINT OF BEGINNING;**

**THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 28°36'12" EAST, 176.00 FEET;**

**THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 24.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" A LENGTH OF 37.70 FEET, TO A POINT ON THE SOUTHWESTERLY 30 FOOT RIGHT OF WAY LINE OF THE STATELINE LOOP ROAD AT ENGINEERS STATION 40+09.76;**

**THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING THREE COURSES:**

**NORTH 61°23'48" WEST, 314.00 FEET;**

**NORTH 68°14'22" WEST, 50.36 FEET;**

**NORTH 61°26'40" WEST, 12.00 FEET;**

**THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 28°36'12" WEST, 193.99 FEET;**

**THENCE SOUTH 61°23'48" EAST, 400.00 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 17, 1979, IN BOOK 479, PAGE 885, AS INSTRUMENT NO. 31610.**

**PARCEL 2:**

**A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC DESCRIBED**

**AS FOLLOWS:**

**A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 36.36 FEET LEFT OF THE CENTERLINE OF THE STATELINE LOOP  
ROAD AT ENGINEERS STATION 43+91.72;**

**THENCE SOUTH 28°36'12" WEST, A DISTANCE OF 181.07 FEET;**

**THENCE NORTH 61°23'48" WEST, A DISTANCE OF 30.00 FEET;**

**THENCE NORTH 28°36'12" EAST, A DISTANCE OF 175.80 FEET;**

**THENCE SOUTH 71°21'56" EAST, A DISTANCE OF 30.46 FEET TO THE POINT OF  
BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT  
CERTAIN DOCUMENT RECORDED AUGUST 31, 1979, IN BOOK 879, PAGE 2303, AS  
INSTRUMENT NO. 36187.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-27-001-010
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$3,750,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$3,750,000.00
- d) Real Property Transfer Tax Due \$14,625.00

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: [Handwritten Signature]  
 Signature: [Handwritten Signature]

Capacity: 100%  
 Capacity: 100%

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

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

Print Name: Wells Fargo Bank  
 Address: 333 South Grand Ave. #700  
 City: Los Angeles  
 State: CA Zip: 90071

Print Name: Genoa Ridge  
 Address: 11661 San Vicente Blvd. #910  
 City: Los Angeles  
 State: CA Zip: 90049

**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: 121-2514155 MLR/ pb  
 State: NV Zip: 89511-2043

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