

A.P.N.: 1320-08-410-013  
File No: 121-2534847 (MLR)  
R.P.T.T.: \$606.45

DOUGLAS COUNTY, NV  
RPTT:\$606.45 Rec:\$35.00  
\$641.45 Pgs=3 01/25/2018 12:06 PM  
2018-909649  
FIRST AMERICAN TITLE RENO  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Burns Properties, LLC  
760 Indian Trail Rd.  
Gardnerville, NV 89406

***GRANT, BARGAIN and SALE DEED***

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

Dirk Vancott a married man as his sole and separate property

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

Burns Properties, LLC a Nevada limited liability company

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

**ALL THAT PORTION OF BLOCK "C" OF MERIDIAN BUSINESS PARK, PHASE I, AS SHOWN ON THAT RECORD OF SURVEY MAP #8 FOR MERIDIAN BUSINESS PARK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 21, 1994, IN BOOK 1294, PAGE 3134, DOCUMENT NO. 352986, AND AMENDED AS RECORD OF SURVEY MAP #9 BY CERTIFICATE OF AMENDMENT, FILED ON DECEMBER 28, 1994, IN BOOK 1294, PAGE 4004, DOCUMENT NO. 353313 MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF BLOCK "C" OF MERIDIAN BUSINESS PARK PHASE I AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 89°46'14" WEST 309.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°46'14" WEST 380.15 FEET; THENCE NORTH 00°13'46" WEST 325.09 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 445.85 FEET, A CENTRAL ANGLE OF 19°07'16" AND AN ARC LENGTH OF 148.79 FEET, THE CHORD OF WHICH BEARS NORTH 66°50'29" EAST 148.10 FEET; THENCE SOUTH 32°43'10" EAST 453.81 FEET TO THE TRUE POINT OF BEGINNING.**

**SAID LAND IS ALSO SHOWN AS TRACT 8 ON THAT CERTAIN RECORD OF SURVEY NO. 10 FOR MERIDIAN BUSINESS PARK FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 17, 1997 IN BOOK 1197, PAGE 3223 AS DOCUMENT NO. 426476, OFFICIAL RECORDS.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN**

**THAT CERTAIN DOCUMENT RECORDED FEBRUARY 10, 2003, IN BOOK 203, PAGE 2838, AS INSTRUMENT NO. 566634.**

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: 01/17/2018

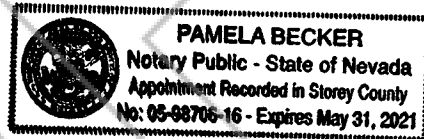


Dirk VanCott  
Dirk VanCott

STATE OF **NEVADA** )  
 : ss.  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on JAN 29 2018 by **Dirk VanCott.**

Pamela Becker  
Notary Public  
(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 17, 2018** under Escrow No. **121-2534847**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-08-410-013
- 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: \$155,200.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$155,200.00
- d) Real Property Transfer Tax Due \$606.45

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: *Dirk VanCott*

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Dirk VanCott

Print Name: Burns Properties, LLC

Address: 48 Carry Way #A

Address: 760 Indian Trail Rd.

City: Carson City

City: Gardnerville

State: NV Zip: 89706

State: NV Zip: 89406

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

First American Title Insurance  
Print Name: Company

File Number: 121-2534847 MLR/ MO

Address 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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