

DOUGLAS COUNTY, NV **2018-909944**  
RPTT:\$5606.25 Rec:\$35.00  
\$5,641.25 Pgs=4 **02/01/2018 12:28 PM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Washoe Barton Medical Clinic, A Nevada Non-Profit  
Corporation dba Carson Valley Medical Center  
2170 South Ave  
South Lake Tahoe, CA 96150

MAIL TAX STATEMENTS TO:  
Washoe Barton Medical Clinic, A Nevada Non-Profit  
Corporation dba Carson Valley Medical Center  
Same as Above

Escrow No. 1706386-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-30-714-010  
R.P.T.T. \$5,606.25

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That JD Minden, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Washoe Barton Medical Clinic, A Nevada Non-Profit Corporation dba Carson  
Valley Medical Center

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

**JD Minden, LLC, a Nevada Limited Liability Company**

  
\_\_\_\_\_  
**Jonathan Lotter, Manager**

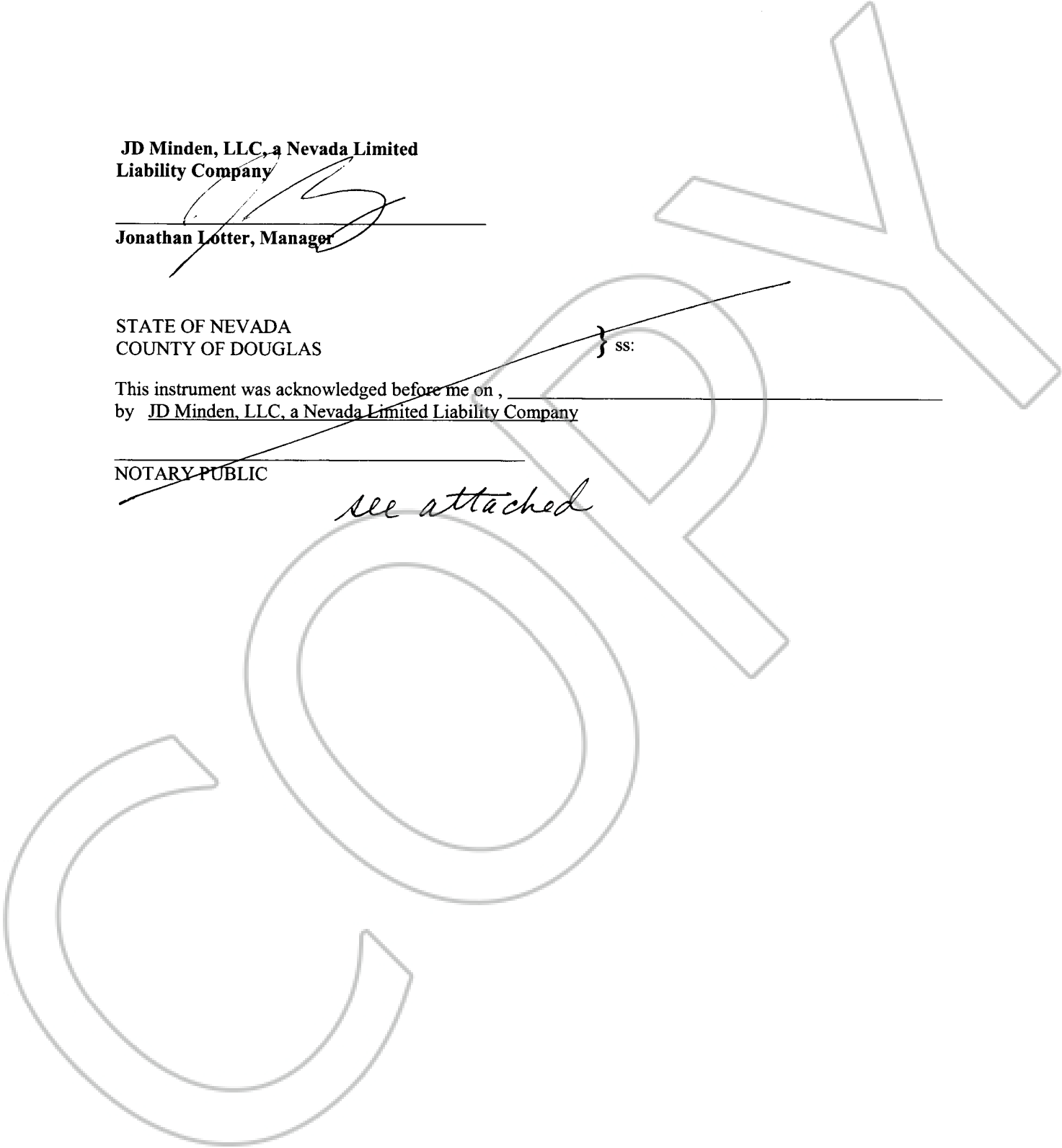
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , \_\_\_\_\_  
by JD Minden, LLC, a Nevada Limited Liability Company

\_\_\_\_\_  
NOTARY PUBLIC

*see attached*



Escrow No. 1706386-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Being a portion of Lot 5 as shown on the Final Subdivision Map PD #03-007 for Minden Village, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 7, 2004, in Book 504, Page 2786, as File No. 612540, Official Records, being more particularly described as follows:

Lot 5-C as set forth on the Record of Survey #2 for Minden Village, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 8, 2005, in Book 305, Page 2933, as File No. 638393, Official Records, and amended by Certificate of Amendment recorded August 10, 2009, in Book 809, Page 1728, as Document No. 748538, Official Records.

**PARCEL 1A:**

Non-exclusive easements for the ingress and egress and passage of vehicles and pedestrians and for parking purposes as granted by Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Minden Village Association, recorded April 8, 2004, in Book 404, page 3866, as Document No. 609732, Official Records.

APN: 1320-30-714-010

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

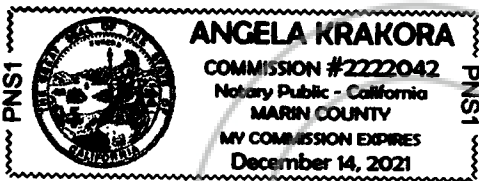
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Marin )  
On 1-31-2018 before me, Angela Krakora, Notary,  
Date Here Insert Name and Title of the Officer  
personally appeared Jonathan Lotter  
Name(s) of Signer(s)

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 Angela Krakora  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, Sale Deed  
Document Date: 1-31-2018 Number of Pages: 4  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1320-30-714-010
- 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$1,437,500.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$1,437,500.00  
 Real Property Transfer Tax Due: \$5,606.25

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 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 \_\_\_\_\_ Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: JD Minden, LLC, a Nevada Limited Liability Company  
 Address: 900 Larkspur Landing Circle, #100  
Larkspur, CA 94939  
 City, State, Zip

Print Name: Washoe Barton Medical Clinic, A Nevada Non-Profit Corporation dba Carson Valley Medical Center  
 Address: 2170 South Ave  
South Lake Tahoe, CA 96150  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1706386-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410