

DOUGLAS COUNTY, NV

2018-911504

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

03/13/2018 03:57 PM

TICOR TITLE - RENO (COMMERCIAL)

KAREN ELLISON, RECORDER

E01

WHEN RECORDED MAIL TO:
GRANTEE:
PO BOX 2446
MAMMOUTH LAKES, CA 93546

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1703236-CD

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.: 1320-33-402-061

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$EXEMPT

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**CLE HOSPITALITY, LLC, A NEVADA LIMITED LIABILITY COMPANY FORMERLY A
COLORADO LIMITED LIABILITY COMPANY**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to**

HISTORIAN INN L.L.C., A NEVADA LIMITED LIABILITY COMPANY

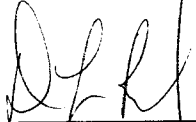
**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

**THIS SPACE HAS BEEN LEFT INTENTIONALLY BLANK
SIGNATURE AND NOTARY ACKNOWLEDGEMENT ARE ATTACHED HERETO**

SIGNATURE AND NOTARY ACKNOWLEDGEMENT ARE AFFIXED TO THAT CERTAIN
GRANT BARGAIN SALE DEED UNDER ESCROW NO. 01703236-CD


CLE HOSPITALITY, LLC, A NEVADA
LIMITED LIABILITY COMPANY



Deborah Pierrel, Manager

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on , ^{} ss:} March 12, 2019
by DEBORAH PIERREL.



NOTARY PUBLIC



Escrow No. 1703236-CD

**EXHIBIT A
LEGAL DESCRIPTION**

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

All that portion of Section 33, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and being more particularly described as follows:

COMMENCING at the record location of the Dettling Town Monument per the map for Augustine Borda in Gardnerville dated February 21, 1949, Douglas County Records;
Thence North $41^{\circ}46'34''$ West, 636.76 feet to the intersection of the Northerly right of way line of U.S. Highway 395 ("Main Street") and the Westerly right of way line of Eddy Street, said point being the TRUE POINT OF BEGINNING;

Thence along the Northerly right of way line of U.S. Highway 395, North $44^{\circ}54'00''$ West, 115.51 feet;

Thence leaving said right of way line North $46^{\circ}19'20''$ East, 87.00 feet;

Thence North $43^{\circ}40'40''$ West, 1.46 feet;

Thence North $45^{\circ}39'10''$ East, 187.50 feet to a point on the Southerly right of way line of Courthouse Alley;

Thence along said Southerly right of way line of Courthouse Alley, South $45^{\circ}17'30''$ East, 118.20 feet to the intersection of the Southerly right of way line of Courthouse Alley and the Westerly right of way line of Eddy Street;

Thence along the Westerly right of way line of Eddy Street, South $46^{\circ}07'01''$ West, 275.35 feet to the TRUE POINT OF BEGINNING.

Basis of Bearing: The Basis of Bearing is the South line of Parcels 1 and 2 as shown on the map for Mrs. Augustine Borda dated February 21, 1949, Douglas County Records. (North $44^{\circ}59'00''$)

Said land is also shown on the Record of Survey for Nevada Johnson Ventures, Inc., according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 8, 1999, in Book 999, Page 1097, Document No. 476063, Official Records.

APN: 1320-33-402-061

Document No. 797913 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-402-061
 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 Hotel

Verified LLC Docs - JS

3. a. Total Value/Sales Price of Property: \$ 0-
 b. Deed in Lieu of Foreclosure Only (value of property) \$ []
 c. Transfer Tax Value \$ 0-
 d. Real Property Transfer Tax Due: \$ 0-

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section 1
 b. Explain Reason for Exemption: This conveyance is being made for no consideration between Business entities with identical common ownership

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 _____ Capacity [Signature]
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: CLE HOSPITALITY, LLC, A NEVADA LIMITED LIABILITY COMPANY
 Address: PO Box 2446
 City: Mammoth Lakes
 State: CA Zip: 93546

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: HISTORIAN INN L.L.C., A NEVADA LIMITED LIABILITY COMPANY
 Address: PO BOX 2446
 City: MAMMOUTH LAKES
 State: CA Zip: 93546

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01703236-005-CD
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED