

DOUGLAS COUNTY, NV **2018-911505**
RPTT:\$6961.50 Rec:\$35.00
\$6,996.50 Pgs=3 **03/13/2018 03:57 PM**
TICOR TITLE - RENO (COMMERCIAL)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
RK Hotel LLC, a Nevada limited liability company
7198 Beacon Drive
Reno, NV 89506

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. \$6,961.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Historian Inn L.L.C., a Nevada limited liability company

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

RK Hotel LLC, 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 INTENTIONALLY LEFT BLANK
[Signature and notary acknowledgement on page two.]

Escrow No. 1703236-CD
APN No.: 1320-33-402-061

Historian/Tun L.L.C., a Nevada limited liability company



Deborah Pierrel, Manager

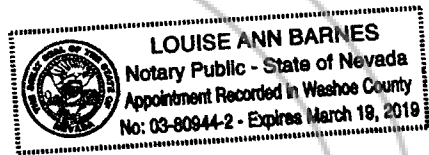
STATE OF NEVADA
COUNTY OF _____

} ss:

This instrument was acknowledged before me on ,
By Deborah Pierrel.

March 12, 2018

NOTARY PUBLIC



This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed [under escrow No. 01703236].

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

3. Total Value/Sales Price of Property: \$1,785,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$[]
 Transfer Tax Value \$1,785,000.00
 Real Property Transfer Tax Due: \$6,961.50

- 4. If Exemption Claimed
 - a. Transfer Tax Exemption, per NRS 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 PAGE ATTACHED HERETO Capacity GRANTOR

Signature SIGNATURE PAGE ATTACHED HERETO Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Historian Inn L.L.C., a Nevada limited liability company</u>	Print Name: <u>RK Hotel LLC, a Nevada limited liability company</u>
Address: <u>PO Box 2446</u> <u>Mammoth Lake, CA 93546</u> City, State, Zip	Address: <u>7198 Beacon Drive</u> <u>Reno, NV 89506</u> City, State Zip

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

Print Name: [Ticor Title of Nevada, Inc.] Escrow #: 1703236-CD
 Address: [5441 Kietzke Lane, Suite 100]
 City, State, Zip: [Reno, NV 89511]

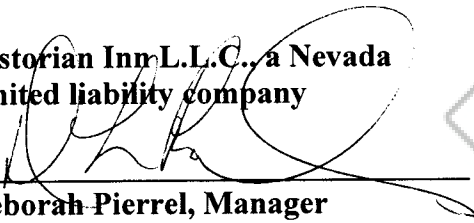
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

01703236-CD
1320-33-402-061

SIGNATURE PAGE AFFIXED TO THAT CERTAIN DECLARATION OF VALUE
UNDER ESCROW NO. 01703236

Grantor:


**Historian Inn L.L.C., a Nevada
limited liability company**



Deborah Pierrel, Manager

Grantee:

**RK Hotel LLC, a Nevada limited
liability company**



Kuldeep Ghumman, Managing Member

**Rajvinder K. Ghumman, Managing
Member**