

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

PCS Stateline, LLC
c/o PCS Development, Inc.
11661 San Vicente Blvd., Suite 910
Los Angeles, CA 90049

MAIL TAX STATEMENTS TO:

PCS Stateline, LLC
c/o PCS Development, Inc.
11661 San Vicente Blvd., Suite 910
Los Angeles, CA 90049

121-251455A-NLR

APNs: 1318-27-001-010

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, Genoa Ridge Investors, LLC, a Delaware limited liability company ("Grantor"), hereby grants to PCS Stateline, LLC, a Delaware limited liability company ("Grantee"), that certain real property in the County of Douglass, State of Nevada, legally described in Exhibit A attached hereto and incorporated herein, together with all buildings and improvements located thereon.

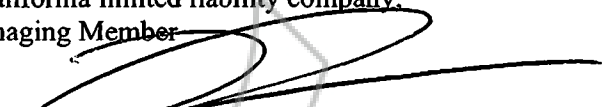
SUBJECT TO: those matters of record and any and all applicable laws, ordinances, rules, regulations and permits affecting the Property.

Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee simple of the above granted premises and has good title and right to sell and convey the same; and that Grantor, its heirs, executors, successors and assigns, shall warrant and defend title unto Grantee, its heirs, successors and assigns against all claims whatsoever.

IN WITNESS WHEREOF, this Grant, Bargain and Sale Deed has been executed by Grantor this 13th day of March, 2018.

Grantor:
Genoa Ridge Investors, LLC,
a Delaware limited liability company

By: Jennings Holdings, LLC,
a California limited liability company,
Managing Member

By: 
Paul Jennings, Trustee of the Paul Jennings Trust
dated March 8, 2006, as amended,
Sole Member

Address: 11661 San Vicente Blvd., Suite 910
Los Angeles, CA 90049

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 Los Angeles }

On March 13, 2018, before me, Nichelle J. Reed, Notary Public, personally appeared Paul Jennings, 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Nichelle J. Reed
Signature of Notary Public

Place Notary Seal Above

EXHIBIT 'A'

File No.: **121-2514155A (MLR)**

Property: **110 Lake Parkway, Stateline, NV 89449**

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.

EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 06, 1978 IN BOOK 978, PAGE 249 AS INSTRUMENT NO. 24881.

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 DECEMBER 20, 2017 AS INSTRUMENT NO. 2017-908269

AND RE-RECORDED MARCH 22, 2018 AS INSTRUMENT NO. 2018-911898 OF OFFICIAL RECORDS.

A.P.N. 1318-27-001-010

COPY

**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 _____

FOR RECORDERS OPTIONAL USE
 Book _____ Page: _____
 Date of Recording: _____
 Notes: SG - Sec #1, Model 1 and LLC
Agreements OK

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: Transfer to one entity to another same 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: _____
 Signature: _____

Capacity: Vice President
 Capacity: Vice President

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

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

Print Name: Genoa Ridge Investors, LLC

Print Name: PCS Staline

Address: 11661 San Vicente Blvd. #910

Address: 11661 San Vicente Blvd.
#910

City: Los Angeles

City: Los Angeles

State: CA Zip: 90049

State: CA Zip: 90049

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

Print Name: First American Title Insurance Company

File Number: 121-2514155A MLR/ pb

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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