

DOUGLAS COUNTY, NV **2018-912280**
RPTT:\$5557.50 Rec:\$35.00
\$5,592.50 Pgs=4 **03/30/2018 01:37 PM**
TICOR TITLE - RENO (COMMERCIAL)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
GRANTEE
PO Box 342
Forest Hill, CA 95631

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1801297-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.: 1320-30-211-098 SPACE ABOVE FOR RECORDER'S USE ONLY
R.P.T.T. \$5,557.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Clune TTG, 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**

John M. Gillilan, an unmarried man

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. 1801297-CD
APN No.: 1320-30-211-098

Clune TTG, LLC, a Nevada limited liability
company

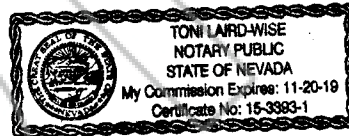
William Clune
William Clune, Manager

STATE OF NEVADA
COUNTY OF Clark

} ss:

This instrument was acknowledged before me on , March 29, 2018
by William Clune.

Toni Laird-Wise
NOTARY PUBLIC



This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed
[under escrow No. 01801297].

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Parcel A as shown on the Record of Survey for Foothill Development Group, Minden Ironwood, (a Commercial Subdivision), according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 14, 1997, in Book 497, Page 2055, as Document No. 410525, Official Records, more particularly described as follows:

A parcel of land located within a portion of the West one-half (W 1/2) of Section 30, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, Douglas County, Nevada described as follows:

Commencing at the Southeast corner of Parcel 1 as shown on the Parcel Map for Minden Ironwood Partners and Charles H. Paya, recorded October 24, 1995, in Book 1095, Page 4101, as Document No. 373418, Douglas County, Nevada, Recorder's Office;

Thence South 00°18'00" West, 331.08 feet to the POINT OF BEGINNING;

Thence continuing South 00°18'00" West 113.46 feet;

Thence North 89°42'00" West 139.64 feet;

Thence North 00°18'00" East, 113.46 feet;

Thence South 89°42'00" East, 139.64 feet to the POINT OF BEGINNING.

The basis of Bearing for this description is the South line of Parcel 1 as shown on the Parcel Map for Minden Ironwood Partners and Charles H. Paya, recorded October 24, 1995, in Book 1095, Page 4101, as Document No. 373418, Douglas County, Nevada, Recorder's Office.

PARCEL 2:

Easement rights set forth in the following:

Ingress and egress access easements and utility easements as contained on the Parcel Map recorded September 6, 1990, in Book 990, Page 341, as Document No. 233981, Official Records and as contained on the Parcel Map recorded October 16, 1991, in Book 1091, Page 2940, as Document No. 262864, Official Records.

Access easements contained in the Commercial Subdivision Map recorded March 24, 1997, in Book 397, Page 3609, as Document No. 408980, Official Records.

Reciprocal easements for ingress, egress, utilities and public access as contained on the Record of Survey Map recorded April 14, 1997, in Book 497, Page 2055, as Document No. 410525, Official Records.

Ingress and egress easements along common access drives between the parcel and the public streets, and the utility easements, as set forth in Declaration and Establishment of Covenants, Conditions and Restrictions and Grant of Easements, recorded March 24, 1997, in Book 397, Page 3610, as Document No. 408981, Official Records.

APN: 1320-30-211-098

Document No. 837977 is provided pursuant to the requirements of Section 6.NRS 111.312.

COPY

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-30-211-098
- 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 _____

3. Total Value/Sales Price of Property: \$1,425,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$1,425,000.00
 Real Property Transfer Tax Due: \$5557.50

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>Clune TTG, LLC, a Nevada limited liability company.</u>	Print Name: <u>John M. Gillilan</u>
Address: <u>929 Vegas View Drive Henderson, NV 89052</u> City, State, Zip	Address: <u>PO Box 342 Forest Hill, CA 95631</u> City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1801297-CD
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511


AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

01801297-CD
1320-30-211-098

SIGNATURE PAGE AFFIXED TO THAT CERTAIN DECLARATION OF VALUE
UNDER ESCROW NO. 01801297

Grantor:

**Clune TTG, LLC, a Nevada limited
liability company**


William Clune, Manager

Grantee:

SIGNED IN COUNTERPART

John M. Gillilan

01801297-CD
1320-30-211-098

SIGNATURE PAGE AFFIXED TO THAT CERTAIN DECLARATION OF VALUE
UNDER ESCROW NO. 01801297

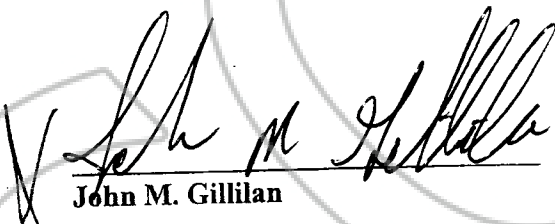
Grantor:

**Clune TTG, LLC, a Nevada limited
liability company**

SIGNED IN COUNTERPART

William Clune, Manager

Grantee:


John M. Gillilan