

DOUGLAS COUNTY, NV      **2018-915331**  
RPTT:\$91650.00 Rec:\$35.00  
\$91,685.00 Pgs=4      06/11/2018 03:06 PM  
FIRST AMERICAN TITLE RENO  
KAREN ELLISON, RECORDER

Assessor's Parcel No.: 1418-34-301-005

RECORDING REQUESTED BY:  
First American Title Company

AFTER RECORDATION RETURN AND  
MAIL FUTURE TAX STATEMENTS TO:

FT Properties LLC  
Attn: Susan Romansk  
4785 Caughlin Pkwy  
Reno, NV 89519

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons per N.R.S. 239B.030.

  
\_\_\_\_\_

**GRANT, BARGAIN AND SALE DEED**

For value received, Residential Property Investment, LLC, a Delaware limited liability company, as "Grantor," hereby grants, bargains and sells to FT Properties LLC, a Nevada limited liability company, as "Grantee," all of Grantor's right, title, and interest in the real property located at 1180 Highway 50, Glenbrook, Nevada 89413, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed subject only to (1) non-delinquent taxes and assessments, and (2) easements and other exceptions of record.

The Property is conveyed together with all improvements and fixtures located on the Property, all water and water rights, wells and well rights, all mineral rights, and all tenements, hereditaments, and appurtenances of the Property, and the rents, issues and profits thereof.


Grantor:

Residential Property Investment, LLC, a Delaware Limited Liability Company

By: Residential Property Holdings, LLC, a Delaware Limited Liability Company

Its: Manager

Dated:       JUN 7      , 2018

By:   
Stan Yasuda, Its Secretary/Authorized Person

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

This Grant, Bargain and Sale Deed was acknowledged before me on \_\_\_\_\_, 2018, by Stan Yasuda in his capacity as Secretary/Authorized Person of Residential Property Holdings, LLC, a Delaware Limited Liability Company, Manager of Residential Property Investment, LLC, a Delaware Limited Liability Company.

\_\_\_\_\_  
Notary Public

*See Attached*

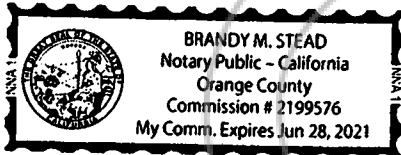
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA    )  
  ) ss.  
COUNTY OF ORANGE    )

On June 7, 2018, before me Brandy M. Stead, Notary Public, personally appeared Stan Yasuda who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



SEAL

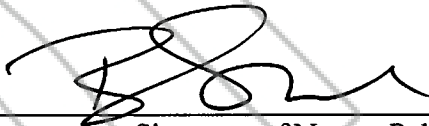
  
\_\_\_\_\_  
Signature of Notary Public

EXHIBIT A

LEGAL DESCRIPTION

THE REAL PROPERTY SITUATE IN DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

TRACT 4 AND THE SOUTH HALF OF TRACT 3 OF LOT 3, SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST M.D.B&M, EXCEPT THE NORTH 150' CONVEYED TO FRANCOURS IN 1957, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 4 WITH THE WEST LINE OF US HIGHWAY 50 FROM WHICH THE SOUTHEAST CORNER OF SAID TRACT BEARS SOUTH 89°00'43" EAST 518.17';

THENCE ALONG SAID SOUTH LINE NORTH 89°00'43" WEST 602.39' TO THE 6223' ELEVATION LINE OF LAKE TAHOE;

THENCE ALONG SAID LINE THE FOLLOWING 4 COURSES:

NORTH 48°47'42" WEST 40.87';

THENCE NORTH 37°17'45" WEST 35.00';

THENCE NORTH 10°09'56" EAST 67.79';

THENCE NORTH 37°02'38" EAST 35.12';

THENCE SOUTH 88°57'47" EAST 588.98' TO SAID WEST LINE OF US HIGHWAY 50;

THENCE, ALONG A NON-TANGENT CURVE ON SAID WEST LINE, HAVING A RADIUS OF 840.00', A CENTRAL ANGLE OF 9°38'12", AN ARC LENGTH OF 141.28', AND A CHORD BEARING SOUTH 11°49'34" EAST 141.12';

THENCE SOUTH 16°38'40" EAST 11.62' TO THE POINT OF BEGINNING.

NOTE: THE WEST LINE OF THIS PROPERTY IS THE 6223' LEVEL OF LAKE TAHOE, AT THE TIME OF SURVEY, AS PER NRS 321.595. AS WITH ANY RIPARIAN BOUNDARY, THIS LINE IS SUBJECT TO CHANGE WITH ACCRETION AND EROSION.

EXCEPTING THEREFROM ANY PORTION OF THE DESCRIBED PROPERTY IN THE BED OF LAKE TAHOE BELOW ELEVATION 6,223 LAKE TAHOE DATUM.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A CERTAIN DOCUMENT RECORDED JULY 14, 2014 IN BOOK 714, PAGE 3208, AS INSTRUMENT NO. 846327.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-34-301-005
- 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: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$23,500,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$23,500,000.00
- d) Real Property Transfer Tax Due \$91,650.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]

Capacity: [Signature]

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Residential Property Investment,

Print Name: LLC

Print Name: FT Properties, LLC

Address: 3161 Michelson Dr. #600

Address: 4785 Caughlin Pkwy

City: Irvine

City: Reno

State: CA Zip: 92612

State: NV Zip: 89519

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

First American Title Insurance

Print Name: Company

File Number: 121-2541471 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)