

DOUGLAS COUNTY, NV **2018-915353**  
RPTT:\$21450.00 Rec:\$35.00  
\$21,485.00 Pgs=4 **06/12/2018 11:34 AM**  
FIRST AMERICAN TITLE RENO  
KAREN ELLISON, RECORDER

Assessor's Parcel Nos.: 1418-34-304-001  
And 1418-34-304-002

RECORDING REQUESTED BY:  
First American Title Company

AFTER RECORDATION RETURN AND  
MAIL FUTURE TAX STATEMENTS TO:

FT Properties LLC  
Attn: Susan Romansik  
4785 Caughlin Parkway  
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, BCP Investments, LLC, a Nevada limited liability company, as to an undivided 63% and JCM Holdings, LLC, a Nevada limited liability company, as to an undivided 37%, both as tenants in common, collectively as "Grantor," hereby grant, bargain and sell 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 172 and 174 Snug Harbor Road, 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:

BCP Investments, LLC

Dated: June 8, 2018

By: Julie Barker  
Name: Julie Barker  
Title: MGR.

JCM Holdings, LLC

Dated: 6/8, 2018

By: JCM Holdings  
Name: JCM Holdings  
Title: Owner

STATE OF NEVADA )  
COUNTY OF Douglas )

This Grant, Bargain and Sale Deed was acknowledged before me on June 8, 2018, by Julie Barker in his/her capacity as Manager of BCP Investments, LLC, a Nevada limited liability company.



[Signature]  
Notary Public

STATE OF NEVADA )  
COUNTY OF Douglas )

This Grant, Bargain and Sale Deed was acknowledged before me on June 8, 2018, by John C. Mirazzo in his/her capacity as owner of JCM Holdings, LLC, a Nevada limited liability company.



[Signature]  
Notary Public

**EXHIBIT 'A'**

**PARCEL 1:**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SHORE LINE AT THE SOUTHWESTERLY CORNER OF SUBDIVISION FIVE (5) OF LOT THREE (3), SECTION THIRTY-FOUR (34), TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M. OF THE A. COHN TRACT OF LAND, A PLAT OF WHICH IS DULY RECORDED IN THE RECORDS OF DOUGLAS COUNTY, NEVADA; RUNNING THENCE EASTERLY TO THE SOUTHWESTERLY CORNER OF THE C.F. RILEY LAND; THENCE AT RIGHT ANGLES NORTHERLY ALONG THE WESTERLY BOUNDARY OF THE SAID C.F. RILEY LAND A DISTANCE OF EIGHTY (80) FEET TO THE NORTHWESTERLY CORNER OF THE SAID RILEY LAND; THENCE AT RIGHT ANGLES IN AN EASTERLY DIRECTION ALONG THE NORTHERN BOUNDARY OF THE SAID RILEY LAND A DISTANCE OF ABOUT FIVE HUNDRED AND FORTY-FOUR AND 5/10 FEET (544.5 FEET), MORE OR LESS, TO THE LINCOLN HIGHWAY; THENCE AT RIGHT ANGLES ALONG THE SAID LINCOLN HIGHWAY IN A NORTHERLY DIRECTION APPROXIMATELY ONE HUNDRED AND TWENTY (120) FEET; MORE OR LESS, TO THAT POINT WHERE THE SAID LINCOLN HIGHWAY INTERSECTS THE SOUTHERLY LINE OF THE TAYLOR LAND; THENCE AT RIGHT ANGLES IN A WESTERLY DIRECTION AND ALONG THE SOUTHERN LINE OF THE SAID TAYLOR LAND TO THE LAKE SHORE, AND THENCE IN A MEANDERING LINE IN A SOUTHERLY DIRECTION, ALONG THE LAKE SHORE, TO THE PLACE OF BEGINNING.**

**TOGETHER WITH ADJACENT LANDS BETWEEN SAID MEANDER LINE AT LAKE TAHOE AND A LINE ON THE BED OF LAKE TAHOE, WHOSE ELEVATION IS 6,223 FEET, LAKE TAHOE DATUM, AS PROVIDED FOR IN NRS 321.595.**

**EXCEPT ANY PORTION OF SAID PREMISES LYING BELOW THE LOW WATER ELEVATION OF 6223 FEET ABOVE SEA LEVEL.**

**EXCEPT THEREFROM A PARCEL CONVEYED BY J.L. DELOREY AND KATHRYN DELOREY TO PAUL W. DIGGLE BY DEED DATED MAY 25, 1955, AND RECORDED JUNE 13, 1955, IN BOOK B-1 OF DEEDS, PAGE 362, DOCUMENT NO. 10451, DOUGLAS COUNTY, NEVADA, RECORDS.**

**FURTHER EXCEPTING THEREFROM THE PARCEL CONVEYED BY J.L. DELOREY AND KATHRYN DELOREY TO FRED K. ANDERSON AND ANN ANDERSON BY DEED RECORDED SEPTEMBER 20, 1949, IN BOOK Z OF DEEDS, AT PAGE 53, DOUGLAS COUNTY, NEVADA, RECORDS.**

**PARCEL 1A:**

**THE RIGHT OF INGRESS AND EGRESS OVER THAT CERTAIN ROADWAY THAT RUNS FROM U.S. HIGHWAY 50 TO THE ABOVE DESCRIBED PROPERTY, AS RESERVED IN THE DEED TO PAUL W. DIGGLE, RECORDED JUNE 13, 1955 IN BOOK B-1 OF DEEDS AT PAGE 362, DOUGLAS COUNTY, NEVADA, RECORDS; AND AS SET FORTH IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED SEPTEMBER 6, 1962 IN BOOK 13, PAGE 495 AS INSTRUMENT NO. 20794 OFFICIAL RECORDS AS MODIFIED.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 05, 2015, AS DOCUMENT NO. 857867, OF OFFICIAL RECORDS.**

**PARCEL 2:**

**THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:**

**TRACT "E"**

**COMMENCING AT A POINT ON THE NORTHERLY LINE OF SUBDIVISION 5 OF LOT 3, SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, N.D.B.&M., OF THE A. COHN TRACT, A PLAT WHICH IS DULY RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, WHICH POINT IS MARKED BY A THREE INCH IRON PIPE MONUMENT, FROM WHICH THE CENTER LINE STATION 299 - 35.85 P.O.T. OF U.S. 50 BEARS S. 89 DEGREES 53' E., 41.98 FEET; THENCE NORTH 89 DEGREES 53' W., 253.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83.80 FEET TO THE CENTER LINE OF A 15 FOOT ROAD, THENCE N. 60 DEGREES 47' W., 153.64 FEET ALONG THE CENTER LINE OF ROAD; THENCE N. 0 DEGREES 07' S. 8.57 FEET; THENCE S. 89 DEGREES 53' E. 134.08 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL 2A:**

**THE RIGHTS FOR PARCEL 2 AS TO ACCESS AND USE, FOR BATHING AND BOATING PURPOSES, OF THE 115 FOOT SNUG HARBOR BEACH TOGETHER WITH RIGHTS TO USE A STRIP OF LAND 5 FEET IN WIDTH ALONG THE NORTHERLY BOUNDARY OF PARCEL "G" AS ACCESS TO SAID BEACH AS CONTAINED IN THE DECLARATION OF RESTRICTIONS - SNUG HARBOR RECORDED SEPTEMBER 6, 1962 IN BOOK 13, PAGE 495 AS DOCUMENT NO. 20794 AS MODIFIED.**

**PARCEL 2B:**

**THE RIGHT OF INGRESS AND EGRESS OVER THAT CERTAIN ROADWAY THAT RUNS FROM U.S. HIGHWAY 50 TO THE ABOVE DESCRIBED PROPERTY, AS RESERVED IN THE DEED TO PAUL W. DIGGLE, RECORDED JUNE 13, 1955 IN BOOK B-1 OF DEEDS AT PAGE 362, DOUGLAS COUNTY, NEVADA, RECORDS; AND AS SET FORTH IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED SEPTEMBER 6, 1962 IN BOOK 13, PAGE 495 AS INSTRUMENT NO. 20794 OFFICIAL RECORDS AS MODIFIED.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 05, 2015, AS DOCUMENT NO. 857867, OF OFFICIAL RECORDS.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1418-34-304-001 & 1418-34-304-002  
 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: \$5,500,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$5,500,000.00  
 d) Real Property Transfer Tax Due \$21,450.00

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: owner/mgr  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 BCP Invest LLC and JCM Holdings,  
 Print Name: LLC  
 Address: 1147 San Marcos Circle  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: FT Properties, LLC  
 Address: 4785 Caughlin Parkway  
 City: Reno  
 State: NV Zip: 89519

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Insurance  
 Print Name: Company File Number: 121-2543305 MLR/ dm  
 Address: 5310 Kietzke Lane, Suite 100  
 City: Reno State: NV Zip: 89511-2043

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