

DOUGLAS COUNTY, NV **2018-916674**
RPTT:\$36660.00 Rec:\$35.00
\$36,695.00 Pgs=2 **07/12/2018 03:09 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

Assessor's Parcel No. 1420-05-401-005

Recording requested by
and mail tax bills to:

JC Valley KnollsDeed, LLC
5400 Equity Avenue
Reno, NV 89502

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **PROJECT LM, LLC**, a Nevada limited liability company ("Grantor") does hereby grants, bargain, sell and convey to **JC VALLEY KNOLLS, LLC**, a Nevada limited liability company with an address of 5400 Equity Avenue, Reno, Nevada 89502 ("Grantee"), all of its right, title and interest in and to that real property situate in the County of Washoe, State of Nevada, which is more particularly described on Exhibit A, attached hereto and incorporated herein by reference ("Real Property").

TOGETHER WITH all rights, entitlements, privileges, easements, tenements, hereditaments and appurtenances to the Property, and any reversions, remainders, rents, issues or profits thereof; to the extent constituting real property under Nevada law.

Dated this 10th day of July, 2018

GRANTOR:

PROJECT LM, LLC,
a Nevada limited liability company

By: 

BY: KEITH SERPA
Managing Member

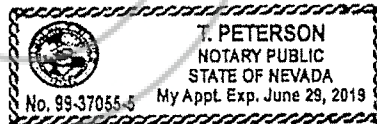
STATE OF NEVADA)

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) ss.

)

COUNTY OF DOUGLAS)



This instrument was acknowledged before me, a Notary Public, on July 10, 2018, by KEITH SERPA, know to be, or proven to be, the Managing Member of Project LM,,LLC.

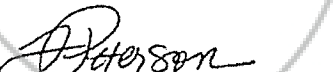

Notary Public

EXHIBIT "A"
Legal Description

All that certain real property situate within the Southwest $\frac{1}{4}$ of Section 5 and the Northwest $\frac{1}{4}$ of Section 8, Township 14 North, Range 20 East, MDM., Douglas County, Nevada, further described as a portion of that certain Patent Number N-75370, recorded as Document No. 676354, in the Official Records of Douglas County, Nevada, described as follows:

Section 5, Township 14 North, Range 20 East, MDM:

NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$;
S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$;
SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$;
E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$;
NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$;
E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$;
W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$;
W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$;
NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 8, Township 14 North, Range 20 East, MDM:

NE $\frac{1}{4}$ NW $\frac{1}{4}$

Note: the above legal description previously appeared in Boundary Line Adjustment Deed, recorded June 14, 2007, in Book 607, Page 4160, as Document No. 703023, of Official Records.

APN: 1420-05-401-005

Order Number: 00234472



1. APN: 1420-05-401-005

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 ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$9,400,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$9,400,000.00

Real Property Transfer Tax Due: \$ 36,660.00

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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 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 <i>[Handwritten Signature]</i>	Capacity <u>Seller</u>
Signature <i>[Handwritten Signature]</i>	Capacity <u>Buyer</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Project LM, LLC, a Nevada Limited Liability Company	Print Name: JC Valley Knolls, LLC, a Nevada Limited Liability Company
Address: P.O. Box 1724	Address: 5400 Equity Avenue
City/State/Zip: Carson City, NV 89702	City/State/Zip: Reno, NV 89502

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00234472-001COM
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)