

DOUGLAS COUNTY, NV **2018-917902**  
RPTT:\$9067.50 Rec:\$35.00  
\$9,102.50 Pgs=3 **08/10/2018 09:00 AM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
James Loudspeaker, LLC an Arizona Limited Liability  
Company  
2185 Park Place  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
James Loudspeaker, LLC an Arizona Limited Liability  
Company

Escrow No. 1803433-RLT

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.: 1320-08-410-016 SPACE ABOVE FOR RECORDER'S USE ONLY  
R.P.T.T. \$9,067.50

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That**

JRS Turbine Blading & Parts, LLC, a Nevada Limited Liability Company, a Nevada Limited Liability  
Company

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to**

James Loudspeaker, LLC an Arizona Limited Liability Company, a Nevada Limited Liability Company

**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. 1803433-RLT  
APN No.: 1320-08-410-016

JRS Turbine Blading & Parts, LLC, a Nevada  
Limited Liability Company  
By: JJEN Holdings LLC, a Nevada Limited  
Liability Company  
By: JJEN Nevada Trust dated October 13,  
2010

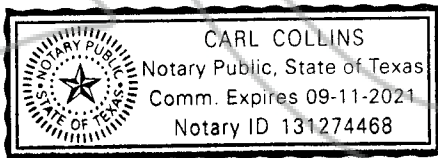
Ciro Javier Garcia, TRUSTEE  
Ciro Javier Garcia, Trustee

STATE OF  
COUNTY OF

} ss:

This instrument was acknowledged before me on, 7/27/2018  
by TDL  
Carl Collins  
NOTARY PUBLIC

This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed  
under escrow No. 01803433.



Escrow No. 1803433-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

A parcel of land being comprised of a portion of that Tract shown on the Final Map, MERIDIAN BUSINESS PARK, PHASE 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 15, 1989, in Book 689, Page 1931, as Document No. 204160, Official Records and a portion of that Tract shown on the Record of Survey No. 7 for MERIDIAN BUSINESS PARK, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 24, 1993, in Book 693, Page 5413, as Document No. 310727, Official Records, both being located within a portion of the South one-half of Section 8 and the North one-half of Section 17, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, Douglas County, Nevada, being further described as follows:

Commencing at the South one-quarter corner of said Section 8;  
Thence South  $83^{\circ}56'00''$  West, 1484.27 feet to the TRUE POINT OF BEGINNING, said point being on the Southerly property line of said Meridian Business Park Final Map, Phase 1;

Thence South  $89^{\circ}46'14''$  West on said Southerly property line a distance of 9.50 feet to the Southeast corner of that tract shown on said Document No. 310727;

Thence continuing South  $89^{\circ}46'14''$  West on the Southerly property line of that tract shown on said Document No. 310727, a distance of 105.50 feet to the Southwest corner of said Tract as shown on said Document No. 310727;

Thence on a 690.81 foot radius curve concave to the East, said curve being also the Westerly property line of that tract shown on said Document No. 310727, whose radius point bears North  $54^{\circ}09'43''$  East, through a central angle of  $15^{\circ}09'00''$ , an arc distance of 182.66 feet to a point on the Easterly right of way of Meridian Boulevard;

Thence continuing on said Easterly right of way, being also a continuation of said 690.81 foot radius curve concave to the East, through a central angle of  $20^{\circ}27'32''$ , an arc distance of 246.67 feet to the beginning of a compound curve with a 30.00 foot radius, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 47.12 feet to a point on the Southerly right of way of Park Place;

Thence on said Southerly right of way the following two courses:

North  $89^{\circ}46'14''$  East, 87.92 feet;

Thence on a 305.00 foot radius curve concave to the South, through a central angle of  $23^{\circ}57'55''$ , an arc distance of 127.57 feet;

Thence South  $00^{\circ}33'49''$  East, 405.93 feet to the TRUE POINT OF BEGINNING.

Said land is also shown on the Record of Survey to Accompany a Lot Line Adjustment for Meridian Business Park and Easi File Corporation, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 31, 1995, in Book 395, Page 5044, as Document No. 359154, Official Records

APN: 1320-08-410-016

Document No. 676034 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-08-410-016
- 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 ONLY  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$2,325,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$2,325,000.00  
 Real Property Transfer Tax Due: \$9,067.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

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 \_\_\_\_\_ Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>JRS Turbine Blading &amp; Parts, LLC, a Nevada Limited Liability Company</u>	Print Name: <u>James Loudspeaker, LLC an Arizona Limited Liability Company</u>
Address: <u>2185 Park Place Minden, NV 89423</u> City, State, Zip	Address: <u>535 Airpark Rd Napa, CA 94558</u> City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1803433-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**