

A.P.N.: 1419-27-510-025

R.P.T.T.: \$-0- #81



00079928201809199160040041

KAREN ELLISON, RECORDER

E01

When Recorded Mail To: Mail Tax Statements To:  
Maroma, LLC  
P.O. Box 1570  
Minden, NV 89423

### ***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Laguna Kai, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Maroma, LLC, a Nevada limited liability company

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

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF LOT 30 AS SHOWN ON THE FINAL SUBDIVISION MAP PD 00-16 FOR MOUNTAIN MEADOWS ESTATES, PHASE 1 RECORDED MARCH 6, 2002 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 536360, A POINT ON THE WESTERLY LINE OF CHILDS CANYON DRIVE, THE POINT OF BEGINNING;**

**THENCE ALONG SAID WESTERLY LINE OF CHILDS CANYON DRIVE, SOUTH 45°49'10" WEST, 38.53 FEET;**

**THENCE CONTINUING ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1030.00 FEET, CENTRAL ANGLE OF 05°33'29", ARC LENGTH OF 99.92 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH 43°02'26" WEST, 99.88 FEET;**

**THENCE NORTH 81°27'30" WEST, 323.87 FEET;**

**THENCE NORTH 45°49'10" EAST, 239.39 FEET;**

**THENCE SOUTH 64°47'07" EAST, 270.14 FEET TO THE POINT OF BEGINNING, CONTAINING 48,386 SQUARE FEET, MORE OR LESS.**

**THE BASIS OF BEARING OF THIS DESCRIPTION IS NORTH 89°22'26" EAST, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 26, T.14N, R.19E, M.D.M. AS SHOWN ON RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR RONALD L. SIMEK RECORDED JUNE 11, 1998 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441786.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED June 21, 2004, IN BOOK 0604, PAGE 10192, AS INSTRUMENT NO.616668.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/10/2018

COPY

*R S Harris*

Randal S. Harris, Member

*Carol G Harris*

Carol G. Harris, Member

STATE OF NEVADA )  
 : ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on  
**Randal S. Harris and Carolan G. Harris.**

9/10/18

by

*Natalie Frey*

Notary Public

(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**September 10, 2018**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1419-27-510-025  
 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: LLC Agent & Oper. Agent OK

3. a) Total Value/Sales Price of Property: \$-0-  
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 c) Transfer Tax Value: \$-0-  
 d) Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: 1  
 b. Explain reason for exemption:  
Change in identity of business w/identical ownership  
 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: Carlotta Capacity: Manager  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Laguna Kai, LLC  
 Address: 2930 Childs Canyon Dr  
 City: Genoa  
 State: NV Zip: 89411

Print Name: Maroma, LLC  
 Address: 2930 Childs Canyon Dr  
 City: Genoa, NV  
 State: NV Zip: 89411

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

Print Name: \_\_\_\_\_ File Number: / \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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