

DOUGLAS COUNTY, NV
RPTT:\$3256.50 Rec:\$35.00
\$3,291.50 Pgs=3
2018-920223
09/28/2018 11:42 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-15-702-004

Escrow No. 00239733 - 016 - 17
RPTT 3,256.50
When Recorded Return to:
Karl L. Aynedter
PO Box 1842
Zephyr Cove, NV 89448
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
SNET 2, LLC, a California limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to
Karl L. Aynedter and Kim E. Aynedter, Trustees of the Aynedter Family Trust dated February
10, 2015


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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my/our hand(s) this 26 day of September, 2018

SNET 2, LLC


by: Ralph Dinwiddie, Managing
Member

STATE OF _____
COUNTY OF _____

See Attached

This instrument was acknowledged before me on _____, 2018 ,
By: Ralph Dinwiddie _____

NOTARY PUBLIC

SPACE BELOW FOR RECORDER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)
County of California)
On 9/26/18 before me, M. Chapman, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Ralph Dinwiddie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



Signature M. Chapman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer -- Title(s): _____ Corporate Officer -- Title(s): _____
 Partner -- Limited General Partner -- Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

Exhibit A

PARCEL 1:

Commencing at the intersection of the Northwesterly line of Parcel 2 as described in that certain instrument recorded December 11, 1964, in Book 26 of Official Records, Page 284, Douglas County, Nevada, and of the Southwesterly line of McFaul Way as shown on that certain map of Round Hill Village Unit No. 1, filed in the office of the Recorder of Douglas County, Nevada, on April 21, 1965, under Document No. 27741; said point being also described as being South 47°13'00" West 30.00 feet and North 42°47'00" West 221.52 feet from the Southerly terminus of that certain course in McFaul Way shown as North 42°47'00" West 265.81 feet on said map; thence South 42°24' West 80.5 feet to the True Point of Beginning, being the most Easterly corner of this parcel; thence continuing South 42°24' West 99.5 feet to the most Southerly corner of this parcel; thence North 47°36' West 62.5 feet to the most Westerly corner of this parcel; thence North 42°24' East 88.0 feet to the most Northerly corner of this parcel; thence South 47°36' East 35.0 feet; thence North 89°46' East 16.97 feet; thence South 47°36' East 15.0 feet to the True Point of Beginning.

PARCEL 2:

Together with an easement 15.0 feet in width contiguous to the Southeasterly side of said land for roadway and for installation operation, repair and replacement of sewer mains and public utilities as contained in Deed of Trust, recorded November 9, 1965, in Book 35 of Official Records, Page 635, Douglas County, Nevada, Records.

NOTE: Said legal description previously recorded in Grant, Bargain and Sale Deed recorded June 29, 2017, as Document No. 2017-900764, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1318-15-702-004

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:** \$835,000.00

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

Transfer Tax Value: \$835,000.00

Real Property Transfer Tax Due: \$ 3,256.50

4. **If Exemption Claimed**

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

5. Partial Interest: Percentage being transferred: 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 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>Karl L. Aynedter</i> | Capacity <u>grantor</u> |
| Signature _____ | Capacity <u>grantee</u> |
| SELLER (GRANTOR) INFORMATION | BUYER (GRANTEE) INFORMATION |
| (Required) | (Required) |
| Print Name: <u>SNET 2, LLC</u> | Print Name: <u>Karl L. Aynedter and Kim E. Aynedter</u> |
| Address: <u>4324 Orange Grove Avenue #A</u> | Address: <u>PO Box 1842</u> |
| City/State/Zip: <u>Sacramento, CA 95841</u> | City/State/Zip: <u>Zephyr Cove, NV 89448</u> |

COMPANY REQUESTING RECORDING

| | |
|--|--------------------------------|
| Co. Name: <u>First Centennial Title Company of NV</u> | Escrow # <u>00239733-016dr</u> |
| Address: <u>896 West Nye Lane, Suite 104 Carson City, NV 89703</u> | |

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)