

DOUGLAS COUNTY, NV  
RPTT:\$2160.60 Rec:\$35.00  
\$2,195.60 Pgs=4  
CAPITAL TITLE COMPANY OF NEVADA, LLC  
KAREN ELLISON, RECORDER

2018-920264

09/28/2018 03:30 PM

APN: 1220-21-111-114, 115, 116, 117, 1220-21-111-118, 119, 120, 121  
ESCROW NO: 10020281

WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:

DOOSTON GARDNERVILLE, LLC, A CALIFORNIA LIMITED  
LIABILITY  
1227 WEST COTTAGE LOOP  
GARDNERVILLE, NV 89460

RPTT = \$2,160.60

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Landsmith Appreciation Fund, LLC, a California limited liability company

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Dooston Gardnerville, LLC, a California limited liability

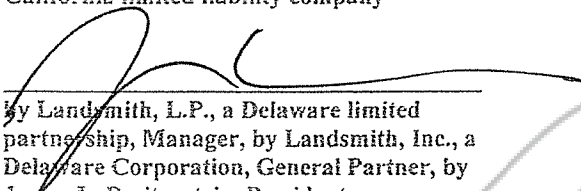
all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

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 his/hers/theirs hand(s) this 27 day of September, 2018.

Landsmith Appreciation Fund, LLC, a  
California limited liability company

  
by Landsmith, L.P., a Delaware limited  
partnership, Manager, by Landsmith, Inc., a  
Delaware Corporation, General Partner, by  
James L. Breitenstein, President

STATE OF California } ss:  
COUNTY OF San Mateo

This instrument was acknowledged before me on \_\_\_\_\_,  
by James L. Breitenstein \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

*see attached*

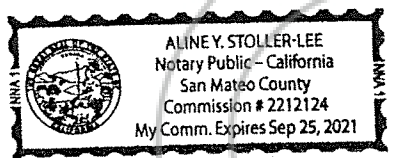
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )  
  ) ss  
COUNTY OF SAN MATEO        )

On this 27<sup>th</sup> day of ~~September~~, 2018, before me Aline Y. Stoller-Lee, Notary Public, personally appeared James L. Breitenstein, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person 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.

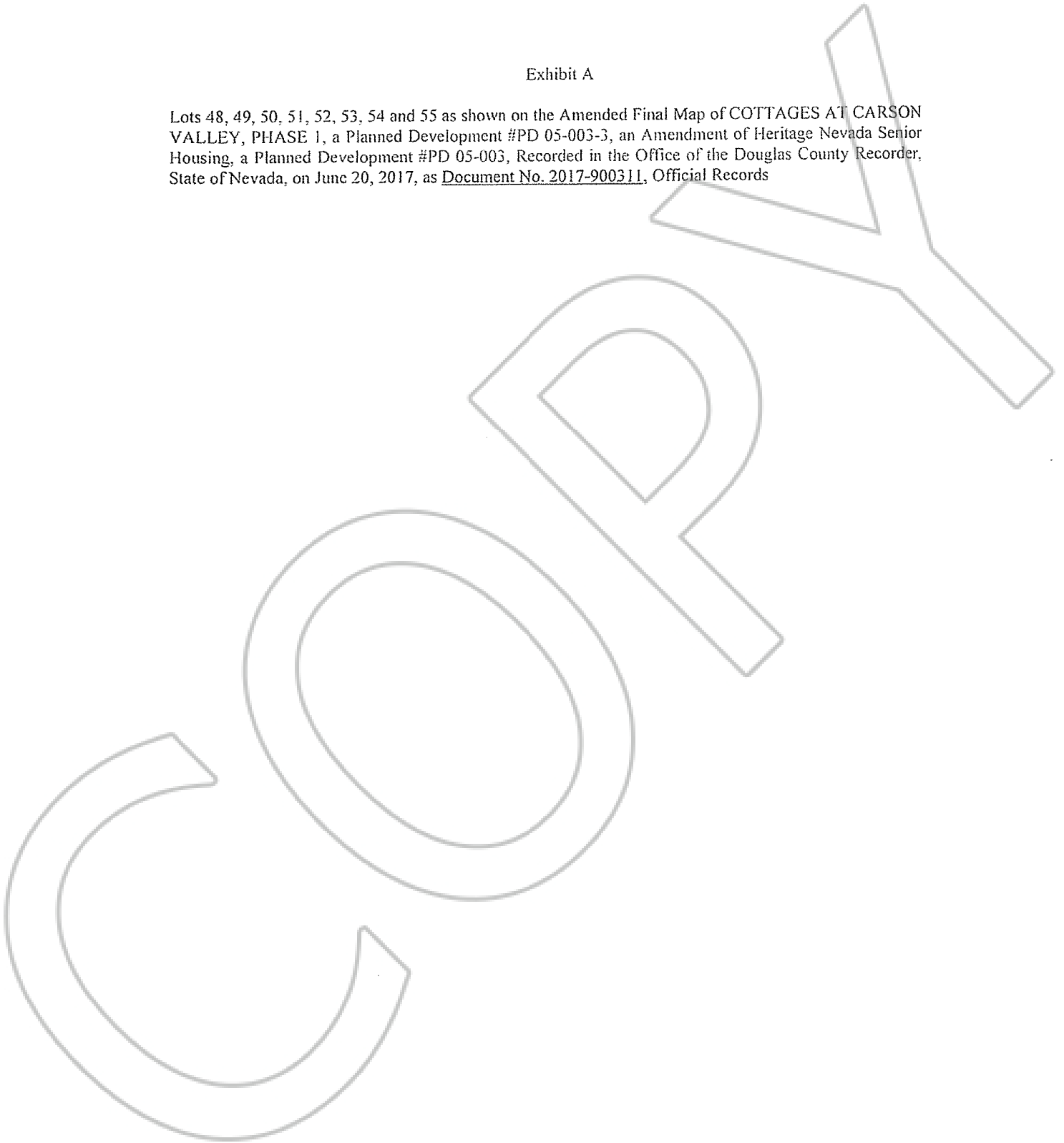
Aline Y. Stoller-Lee  
Notary Public for the State of California  
My Commission Expires: September 25, 2021



*Grant, Bargain, Sale Deed*

Exhibit A

Lots 48, 49, 50, 51, 52, 53, 54 and 55 as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-003-3, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, Recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Document No. 2017-900311, Official Records



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-111-114, 115, 116, 117  
 b) and \_\_\_\_\_  
 c) 1220-21-111-118, 119, 120, 121  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  XX 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  
 Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$553,800.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$553,800.00  
 Real Property Transfer Tax Due: \$2,160.60

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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

<u><b>SELLER (GRANTOR) INFORMATION</b></u> (Required)	<u><b>BUYER (GRANTEE) INFORMATION</b></u> (Required)
Print Name: <u>Landsmith Appreciation Fund, LLC, a California limited liability company</u>	Print Name: <u>Dooston Gardnerville, LLC, a California limited liability</u>
Address: <u>1001 Marshall Street, #500</u>	Address: <u>1227 West Cottage Loop</u>
City: <u>Redwoods City</u>	City: <u>Gardnerville</u>
State: <u>CA</u> Zip: <u>94063</u>	State: <u>NV</u> Zip: <u>89460</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)  
 Print Name: Capital Title Company of Nevada, LLC      Escrow #: 10020281  
 Address: 540 W Plumb Lane, Suite 100  
Reno, NV 89509

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) 1220-21-111-114, 115, 116, 117  
b) and \_\_\_\_\_  
c) 1220-21-111-118, 119, 120, 121  
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2. Type of Property:  
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e)  Apt. Bldg      f)  Comm'l/Ind'l  
g)  Agricultural      h)  Mobile Home  
 Other

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Signature \_\_\_\_\_ Capacity Grantor  
Signature [Signature] Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Landsmith Appreciation Fund, LLC,  
a California limited liability company  
Address: 1001 Marshall Street, #500  
City: Redwood City  
State: CA      Zip: 94063

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Dooston Gardnerville, LLC, a  
California limited liability  
Address: 1227 West Cottage Loop  
City: Gardnerville  
State: NV      Zip: 89460

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

Print Name: Capital Title Company of Nevada,  
LLC      Escrow #: 10020281  
Address: 540 W Plumb Lane, Suite 100  
Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED