

A portion of APN 1320-08-002-007



Recording Requested By and
When Recorded Return to,
and Mail Leasehold Condominium
Unit Tax Statements (if any) to

KAREN ELLISON, RECORDER

E99

Accurate Aero, LLC
c/o Mario Filice
✓ 2177 Taxiway F, Hangar B-1
Minden, NV 89423

(Space above line for recorder's use)

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MINDEN-TAHOE AVIATION LTD, a Nevada limited-liability company ("Grantor"), does hereby grant, bargain, sell, convey, and transfer to ACCURATE AERO, LLC, a Nevada limited liability company ("Grantee"), all right, title and interest in and to that certain property situate at 2183 Taxiway F, Unit 6, City of Minden, County of Douglas, State of Nevada, more particularly described in Exhibit A attached hereto and made a part hereof ("**Property**")

TOGETHER with the tenements, hereditaments, and appurtenances, including easements, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof

SUBJECT TO all matters of public record, including, without limitation, the Condominium Declaration for Silver State Commercial Hangar Condominium, dated April 18, 2013 and recorded in the Official Records of Douglas County, Nevada on April 30, 2013 in Book 413, Page 8783, as Document No 822702 ("**Declaration**"), and the Ground Lease described in the Declaration

[signature on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year set forth below

DATED as of Oct 31, 2018

GRANTOR:

Minden-Tahoe Aviation Ltd
a Nevada limited liability company

By Mobius Advisors LLC, Manager

By [Signature]
Rodney Aiglstorfer, as Trustee of
the Mobius Consortium Trust

STATE OF NEVADA)
) ss
Douglas)

On October 31, 2018, before me, a notary public, personally appeared RODNEY AIGLSTORFER, proven to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

[Signature]
Notary Public

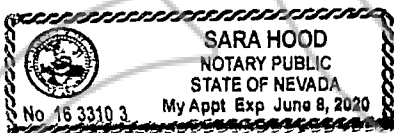


EXHIBIT A

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

PARCEL 1

Condominium Unit 6 of the Silver State Commercial Condominium (a commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for Silver State Commercial Hangar Condominium recorded April 30, 2013 in Book 413, Page 8783, as Document No 822702 in the Official Records of Douglas County, State of Nevada

PARCEL 2

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for Silver State Commercial Hangar Condominium (a commercial leasehold condominium project) recorded April 30, 2013 in Book 413, Page 8783, as Document No 822702 in the Official Records of Douglas County, State of Nevada

PARCEL 3

An undivided interest in and to the Leasehold Estate as created by that certain Lease made by and between Minden-Tahoe Airport (Airport), Douglas County, Nevada (County) and Silver State Commercial Hangar Condominium Association, a Nevada nonprofit corporation (Lessee) recorded April 30, 2013 in Book 413, Page 8652, as Document No 822698 in the Official Records of Douglas County, State of Nevada, subject to the terms and provisions contained in the lease, and any further amendments thereto

STATE OF NEVADA
DECLARATION OF VALUE

- 1 Assessor Parcel Number(s)
 a) a portion of 1320-08-002-007
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other airport hangar

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES _____	

- 3 Total Value/Sales Price of Property \$ \$470,000 00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value \$ \$470,000.00
 Real Property Transfer Tax Due \$ \$0.00

- 4 If Exemption Claimed
 a Transfer Tax Exemption per NRS 375 090, Section # _____
 b Explain Reason for Exemption leasehold interest

- 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 [Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name Minden-Tahoe Aviation Ltd
 Address c/o Rutledge Law, 320 N Carson Street
 City Carson City
 State NV Zip 89701

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name Accurate Aero, LLC
 Address 2177 Taxiway F, Hangar B-1
 City Minden
 State NV Zip 897423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name RFA Rick's Escrow # NA
 Address 6490 S McCarran, Ste 4
 City Reno State NV Zip 89509