

DOUGLAS COUNTY, NV **2018-923069**  
RPTT:\$9555.00 Rec:\$35.00  
\$9,590.00 Pgs=4 **11/30/2018 01:39 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-26-101-003

Escrow No. 00240846 - 004 - 12  
RPTT 9,555.00  
When Recorded Return to:  
**Fenwen Kingsbury Station, LLC**  
**PO Box 190**  
**Minden, NV 89423**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

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**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
219KingsburyGradeLLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to  
Fenwen Kingsbury Station, LLC, a Nevada Limited Liability Company

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.

Continued on page 2

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SPACE BELOW FOR RECORDER

Continued from page 1

Witness my/our hand(s) this 28 day of November, 2018

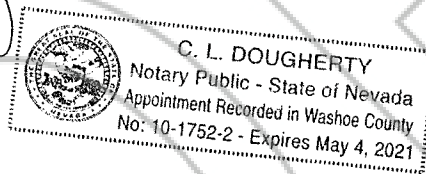
219KingsburyGradeLLC

J. Kristal  
Jason Kristal, Manager

STATE OF NEVADA  
COUNTY OF

This instrument was acknowledged before me on November 28, 2018,  
by Jason Kristal.

C. L. Dougherty  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

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Exhibit A

Parcel No. 1:

A portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26, Township 13 North, Range 18 East, M.D.B. & M., described as follows:

Beginning at a point in the Southerly right of way line of Kingsbury Grade, as described in the conveyance to the County of Douglas, recorded June 5, 1957, in Book C-1 of Deeds at Page 417, Douglas County, Nevada, records, from which the Section corner common to Sections 22, 23, 26 and 27 of said Township and Range bears North  $76^{\circ}47'50''$  West a distance of 388.80 feet; thence South  $17^{\circ}46'$  East a distance of 90.00 feet, to the Point of Beginning; thence North  $81^{\circ}11'57''$  East a distance of 138.00 feet; thence South  $10^{\circ}12'28''$  East a distance of 175 feet to a point; thence in a southwesterly direction to a point which is South  $17^{\circ}40'$  East a distance of 180 feet from the Point of Beginning.

Parcel No. 2:

Together with a 15 foot easement lying easterly of the second bearing of parcel herein described as South  $10^{\circ}12'28''$  East and running to Kingsbury Grade Road, for purpose of ingress and egress and utility purposes.

Note: the above metes and bounds description previously appeared in document recorded December 19, 1989, in Book 1289, Page 2074, as Document No. 216766, of Official Records.

Parcel No. 3:

A non-exclusive ingress/egress easement as set forth in that certain document entitled "Grant, Bargain and Sale Easement Deed, recorded June 17, 2013, in Book 613, Page 4458, as Document No. 825528, Official Records of Douglas County, Nevada and more fully described as follows:

All that portion of the parcel described in Quitclaim filed for record on December 19, 1989 in Book 1289, Page 2084, more particularly described as follows:

Beginning at the North most point of said Parcel; thence South  $10^{\circ}12'28''$  East 100.44 feet; thence South  $81^{\circ}11'57''$  West 48.78 feet; thence North  $10^{\circ}12'28''$  West 99.27 feet; thence along a non-tangent concave to the Southeast having a radius of 960.00 feet, a central angle of  $02^{\circ}54'40''$  and an arc length of 48.77 feet, the chord of said curve bears North  $79^{\circ}49'49''$  East 48.77 feet to the Point of Beginning.

Note: the above metes and bounds description previously appeared in document recorded November 22, 2017, as Document No. 2017-907258, of Official Records.

Parcel No. 4:

SPACE BELOW FOR RECORDER

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A permanent, non-exclusive easement, for shared access, and subject to the terms and agreements, as set forth in that certain document entitled "Access Easement", recorded March 3, 2017, as Document No. 895430, Official Records of Douglas County, Nevada.

Parcel No. 5:

A permanent, non-exclusive easement, for parking and storage, and subject to the terms and agreements, as set forth in that certain document entitled "Permanent Easement", recorded March 3, 2017, as Document No. 895431, Official Records of Douglas County, Nevada.



SPACE BELOW FOR RECORDER \_\_\_\_\_

1. APN: 1318-26-101-003

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: \$2,450,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$2,450,000.00  
 Real Property Transfer Tax Due: \$ 9,555.00

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 <u>[Signature]</u>	Capacity <u>Escrow Agent</u>
Signature _____	Capacity _____
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: <u>219KingsburyGradeLLC</u>	Print Name: <u>Fenwen Kingsbury Station, LLC</u>
Address: <u>PO Box 11058</u>	Address: <u>PO Box 190</u>
City/State/Zip: <u>Zephyr Cove, NV 89448</u>	City/State/Zip: <u>Minden, NV 89423</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00240846-004-12</u>
Address: <u>3700 Lakeside Dr. Suite 110 Reno, NV 89509</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)