

APN: 1220-03-310-011

RECORDING REQUESTED BY:
Title Services & Escrow Co.

AFTER RECORDATION RETURN AND
MAIL FUTURE TAX STATEMENTS TO:

Eddie R. Snyder and Theresa Snyder Trust
dated March 2, 1989, as amended
Attn: Eddie R. Snyder, Trustee
P.O. Box 550
Yerington, NV 89447

TSL- 39012 - SL
TD- 240413 - CT

GRANT, BARGAIN AND SALE DEED

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

John C. Keithley

Signature

Managing Member

Title

John C. Keithley

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

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Yerington, NV 89447

GRANT, BARGAIN AND SALE DEED

** Eddie R Snyder and Theresa Snyder, Trustees of The*

For value received KW Nevada LLC, a Nevada limited liability company, hereinafter referred to as "Grantor," hereby grants, bargains and sells to ***Eddie R. Snyder and Theresa Snyder Trust dated March 2, 1989, as amended hereinafter referred to as "Grantee," all of Grantor's right, title, and interest in the real property located at 1416 Industrial Way, in the City of Gardnerville, County of Douglas, State of Nevada, described on Exhibit "A" attached hereto and incorporated herein by reference (the "Real Property").

The Real Property is conveyed subject only to the following liens and encumbrances: (i) general and special county taxes and assessments not yet delinquent; (ii) covenants, conditions, restrictions, reservations, rights of way, easements, and other interests of record which are applicable to the Real Property, and (iii) any other matters of record or discernable by inspection of the property.

The Real Property is conveyed together with all of Grantor's right, title, and interest in the improvements located on the Real Property, and in the tenements, hereditaments, and appurtenances of the Real Property, including, without limitation, all of Grantor's right, title, and interest in all water rights appurtenant to the Real Property, and the rents, issues and profits thereof.

Dated this 25 day of Oct, 2018.

Grantor:

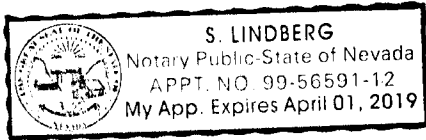
KW Nevada LLC, a
Nevada limited liability company

By: *John C. Keithley*
John C. Keithley, Managing Member

By: *Randall P. Wallstrum*
Randall P. Wallstrum, Managing Member

STATE OF NEVADA)
)
COUNTY OF Lyon)

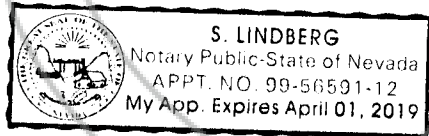
This Grant, Bargain and Sale Deed was acknowledged before me on Dec 14, 2018, by John C. Keithley, as Managing Member of KW Nevada LLC, a Nevada limited liability company.



S. Lindberg
Notary Public

STATE OF NEVADA)
)
COUNTY OF Lyon)

This Grant, Bargain and Sale Deed was acknowledged before me on Oct 25, 2018, by Randall P. Wallstrum, as Managing Member of KW Nevada LLC, a Nevada limited liability company.



S. Lindberg
Notary Public

EXHIBIT "A"
Legal Description

All that certain real property situate in the County of **Douglas**, State of **NEVADA**, described as follows:

That portion of Parcel "A" as shown on the map of **CARSON VALLEY INDUSTRIAL PARK**, filed on March 30, 1970, in the office of the County Recorder of Douglas County, Nevada , particularly described as follows:

COMMENCING at the Northeast corner of said Parcel "A" as shown on said map;

thence North $87^{\circ}23'00''$ West along the North line of said Parcel "A", a distance of 644.66 feet to the Northwest corner of the parcel of land conveyed to Frank Buell, et al, recorded March 8, 1973, in Book 373, at Page 185, Official Records of Douglas County, Nevada;

thence South $02^{\circ}37'00''$ West along the West line of said Buell parcel, a distance of 392.18 feet to a point in the Northerly line of Industrial Way, as shown on said map, being identical with the Southwest corner of the Buell parcel as herein above referred to as the True Point of Beginning;

thence North $87^{\circ}23'00''$ West along the North line of Industrial Way, as shown on said map, a distance of 120.00 feet;

thence North $02^{\circ}37'00''$ East, a distance of 190.00 feet;

thence South $87^{\circ}23'00''$ East, a distance of 120.00 feet to a point in the East line of the hereinabove described parcel, being also a point in the West line of the Buell parcel as herein above reference to;

thence South $02^{\circ}37'00''$ West, a distance of 190.00 feet to the True Point of Beginning.

Reference is made to the Record of Survey for The Jim Lee Estate, filed in the office of the Douglas County Recorder on December 10, 1984, as File No. 111076.

NOTE: Said legal description was previously recorded in Grant, Bargain and Sale Deed recorded May 25, 2004, in Book 504, Page 11963, as Document No. 614115, Official Records, Douglas County, Nevada.

APN: **1220-03-310-011**

End of Report

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-03-310-011
 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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$415,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ \$415,000.00
 Real Property Transfer Tax Due: \$ \$1,618.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 *John Keithley* Capacity Grantor
 Signature *Eddie R Snyder* Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KW NEVADA LLC
 Address: 1131 Buzzys Ranch Road
 City: Carson City
 State: NV Zip: 89701-8639

Print Name: EDDIE R SNYDER, ttee et al
 Address: P.O. Box 550
 City: Yerington
 State: NV Zip: 89447

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

Print Name: Title Service and Escrow Co. Escrow # TSL-39612-SL
 Address: P.O. Box 833
 City: Yerington State: NV Zip: 89447

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-03-310-011
b) _____
c) _____
d) _____

2. Type of Property:
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c) Condo/Twnhse d) 2-4 Plex
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Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *R. Waller* Capacity Grantor
Signature _____ Capacity Grantee

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

Print Name: KW NEVADA LLC
Address: 1131 Buzzys Ranch Road
City: Carson City
State: NV Zip: 89701-8639

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

Print Name: EDDIE R SNYDER , ttee et al
Address: P.O. Box 550
City: Yerington
State: NV Zip: 89447

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Title Service and Escrow Co. Escrow # TSL-39612-SL
Address: P.O. Box 833
City: Yerington State: NV Zip: 89447

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