

DOUGLAS COUNTY, NV **2019-925587**
RPTT:\$1647.75 Rec:\$35.00
\$1,682.75 Pgs=5 **02/11/2019 12:48 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-24-411-007

Escrow No. 00242487 - 016 - 17
RPTT 1,647.75
When Recorded Return to:
Hardaway Capital Group LLC
195 Hwy 50 PMB 7172-453
Stateline, NV 89449
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,
Harold S. Spar, a single man and Gaye C. Spar, surviving spouse, all as joint tenants with
right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to
Hardaway Capital Group a limited- liability company, 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.

Witness my/our hand(s) this 8 day of February, 2019

Signed in Counterpart

Harold S. Spar

Gaye C. Spar

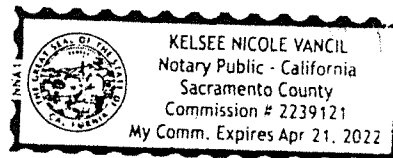
Gaye C. Spar

STATE OF California
COUNTY OF Sacramento

This instrument was acknowledged before me on Feb. 8th, 2019,
by Harold S. Spar and Gaye C. Spar

Kelsee Vancil

NOTARY PUBLIC



SPACE BELOW FOR RECORDER

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

STATE OF CALIFORNIA
COUNTY OF

On Feb. 8th, 20 , before me, Kelsey Vancil, a Notary Public, personally appeared GawC. Spar, who 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 she executed the same in her authorized capacity, and that by her 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 the California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Kelsey Vancil
NOTARY PUBLIC



APN: 1318-24-411-007

Escrow No. 00242487 - 016 - 17
RPTT 1,647.75
When Recorded Return to:
Hardaway Capital Group LLC
195 Hwy 50 PMB 7172-453
Stateline, NV 89449
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,
Harold S. Spar, a single man and Gaye C. Spar, surviving spouse, all as joint tenants with
right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to
Hardaway Capital Group a limited- liability company, 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.

Witness my/our hand(s) this 7 day of February, 2019

Harold S. Spar
Harold S. Spar

Signed in Counterpart
Gaye C. Spar
Gaye C. Spar

STATE OF California
COUNTY OF San Francisco

This instrument was acknowledged before me on 02107, 2019,
by Harold S. Spar and Gaye C. Spar

see attached notary page
NOTARY PUBLIC

SPACE BELOW FOR RECORDER

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

STATE OF CALIFORNIA
COUNTY OF

On 02/07, 2019, before me, Janelle Rose Mattias, a Notary Public, personally appeared Harold S. Spar, who 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 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.

I certify under PENALTY OF PERJURY under the laws of the State of the California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Janelle Rose Mattias
NOTARY PUBLIC

Exhibit A

Parcel 1:

Lot 7, in Block D, as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934.

Parcel 2:

Together with an undivided 2/15th interest in and to Lot A (Common Area), as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934 and amended Map recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.

Parcel 3:

Together with a 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979, in Book 1079, Page 192, Official Records of Douglas County, Nevada.

Parcel 4:

Together with a 30 foot wide utility easement, as granted by Kenneth C. Kjer, et ux, in Document recorded October 2, 1979 in Book 1079, Page 194, Official Records of Douglas County, Nevada.

Parcel 5:

Together with a 5 foot wide slope easement as deeded by Kenneth C. Kjer, et ux, in Document recorded August 28, 1979 in Book 879, Page 2107, Official Recods of Douglas County, Nevada.

Further reference is made to that certain Record of Survey, Lot Line Adjustment for Nancy Murdock Larner, recorded October 28, 1985, in Book 1089, Page 2628, as Document No. 125839.

SPACE BELOW FOR RECORDER

1. APN: 1318-24-411-007

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: \$422,500.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$422,500.00
 Real Property Transfer Tax Due: \$ 1,647.75

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>[Signature]</i> | Capacity <u>grantor</u> |
| Signature <i>[Signature]</i> | Capacity <u>grantee</u> |
| SELLER (GRANTOR) INFORMATION | BUYER (GRANTEE) INFORMATION |
| (Required) | (Required) |
| Print Name: Harold S. Spar & Gay C. Spar <i>Caye</i> | Print Name: Hardaway Capital Group a limited-liability company, by Jeremy Gilpin, Manager |
| Address: 193 18th Avenue | Address: 195 Hwy 50 PMB 7172-453 |
| City/State/Zip: San Francisco, CA 94121 | City/State/Zip: Stateline, NV 89449 |

COMPANY REQUESTING RECORDING

| | |
|---|-------------------------|
| Co. Name: First Centennial Title Company of NV | Escrow # 00242487-016dr |
| Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703 | |

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)