

APN: 1320-08-410-025
Recording Requested By/Return To:
JULIA S. GOLD
LAW OFFICES OF JULIA S. GOLD, P.C.
548 West Plumb Lane, Suite B
Reno, Nevada 89509



KAREN ELLISON, RECORDER E07

Mail Tax Information To:

Susan J. Shankle
2248 Meridian Bl Ste D **PO BOX 93**
Minden, NV 89423 **GENOA, NV 89411**

THE UNDERSIGNED HEREBY AFFIRMS THAT
THIS DOCUMENT SUBMITTED FOR RECORDING
DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

GRANT, BARGAIN, and SALE DEED

THIS INDENTURE WITNESSETH: That SUSAN J. SHANKLE, Trustee of the SHANKLE FAMILY TRUST dated August 12, 2014, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to SHANKLE PROPERTIES, LLC, a Nevada limited liability company, all the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED
HERETO AND INCORPORATED HEREIN**

Assessor's Parcel Number 1320-08-410-025
Commonly known as: 2222 Park 3A, Minden, NV
Place

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 14th day of August, 2018.

SHANKLE FAMILY TRUST
dated August 12, 2014

Susan J. Shankle
SUSAN J. SHANKLE TRUSTEE

State of Nevada)
County of Washoe)

On August 14, 2018, before me, Melissa A. Davis, Notary Public, personally appeared SUSAN J. SHANKLE, personally known to me (or 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 persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Melissa A. Davis

(Seal)

NOTARY PUBLIC
Commission No.: 12-7095-2
My Commission Expires: 2-17-2020



Exhibit A

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

All that portion of Block "B" of MERIDIAN BUSINESS PARK, PHASE 1, as shown on that Record of Survey #6 for Meridian Business Park, filed in the Office of the County Recorder of Douglas County, State of Nevada, on October 9, 1992, in Book 1092, Page 1545, Document No. 290399, more particularly described as follows:

Beginning at the Northeast corner of Lot 3 as shown on said Record of Survey #6;
thence North $87^{\circ}44'13''$ East 213.98 feet;
thence South $42^{\circ}22'22''$ East 425.01 feet;
thence along a curve concave to the North with a radius of 385.85 feet, a central angle of $75^{\circ}23'05''$ and an arc length of 507.67 feet, the chord of which bears South $77^{\circ}59'42''$ West 471.83 feet;
thence North $64^{\circ}18'46''$ West 42.98 feet;
thence North $00^{\circ}03'04''$ East, 385.05 feet to the POINT OF BEGINNING.

The basis of bearing of this survey is identical with that of Meridian Business Park, Phase I, filed for record on June 15, 1989, in Book 689, Page 1931, Document No. 204160, being the bearing the bearing "North $89^{\circ}46'14''$ East" along the Southerly right-of-way line of Airport Road.

Note (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT DEED, recorded in the office of the County Recorder of Douglas County, Nevada on December 18, 1997, in Book No. 1297, Page 3637 as Document No. 0428752, of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- a) 1320-08-410-025
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY:

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: Use General Industrial
Trust of BC

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of Property): \$0.00
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer tax exemption, per NRS 375.090, Section: 7.
- b. Explain reason for exemption: Transfer from Grantors' Trust and no consideration has been made for same.

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: Lauren Wendell Capacity: Grantor's Agent - Lauren Wendell

SELLER (GRANTOR) INFORMATION

Print Name: Susan Shankle
Address: PO Box 93
City: Genoa
State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION

Print Name: Shankle Properties, LLC
Address: PO Box 93
City: Genoa
State: NV Zip: 89411

Company/Person Requesting Recording: (Required if not the Seller or Buyer)
Law Offices of Julia S. Gold ESCROW # N/A
641 Humboldt Street
Reno, NV 89509