

A.P.N.: 1320-04-001-049 and 1320-04-001-050
File No: 143-2552261 (mk)
R.P.T.T.: \$902.85

When Recorded Mail To: Mail Tax Statements To:
A R Performance LLC.,
385 Amador Ave
Ventura, CA 93004

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ramsden Properties LTD., A Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

A R Performance LLC., a Nevada Limited Liability Company

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

BEING A PORTION OF BLOCK K AS SHOWN ON THE FINAL MAP #1015-2 FOR CARSON VALLEY BUSINESS PARK PHASE 2, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 03, 1998 IN BOOK 998 AT PAGE 562, AS FILE NO. 448664, OFFICIAL RECORDS FURTHER DESCRIBED AS FOLLOWS:

LOTS 38 AND 39 AS SET FORTH ON RECORD OF SURVEY #7 FOR CARSON VALLEY BUSINESS PARK, PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 27, 2004 IN BOOK 0704, PAGE 11907, AS DOCUMENT NO. 619925, AND BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 02, 2004, BOOK 1104, PAGE 1057, DOCUMENT NO. 0628226, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-04-001-049
- b) 1320-04-001-050
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$231,150.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$231,150.00
- d) Real Property Transfer Tax Due \$902.85

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *M. G. G. G.*
 Signature: _____

Capacity: *agent*
 Capacity: _____

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

Print Name: Ramsden Properties LTD., a Nevada Limited Liability Company
 Address: 2838 Heybourne Rd
 City: Minden
 State: NV Zip: 89423

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

Print Name: A R Performance LLC., a Nevada Limited Liability Company
 Address: 385 Amador Ave
 City: Ventura
 State: CA Zip: 93004

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2552261 mk/ mk
 State: NV Zip: 89423

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