DOUGLAS COUNTY, NV

RPTT:\$902.85 Rec:\$35.00

\$937.85 Pgs=2 2019-927262

03/29/2019 01:09 PM

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

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

- 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.

Ramsden Properties LTD., Limited Liability
Company, a limited liability company

By:
Name: P. William Ramsden
Title: managing member

STATE OF NEVADA

SS.

COUNTY OF DOUGLAS

This instrument was acknowledged before me on P. William Ramsden, managing member

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 24, 2018** under Escrow No. **143-2552261**.

(My commission expires: L

EMILY TOBIAS

Notary Public - State of Nevada

Appointment Recorded in Douglas County

No: 17-2786-6 - Expires May 31, 2021

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Numb	er(s)		/\
a)	1320-04-001-049	·		()
b)_	1320-04-001-050			\ \
c)_		<u> </u>		\ \
d)_				\ \
2.	Type of Property		•	\ \
2. a)	Vacant Land	b) Single Fam. Res.	FOR RECORDE	RS OPTIONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book	Page:
-			Date of Recording	The state of the s
e)	Apt. Bidg.	f) x Comm'l/Ind'l		
g)	Agricultural	h) Mobile Home	Notes:	
i)	Other	/		
3.	a) Total Value/Sales P	rice 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 Tran	sfer Tax Due	\$902.85	
4.	If Exemption Claim	ed:	\ / /	
	a. Transfer Tax Exem	ption, per 375.090, Section	ı:	
	b. Explain reason for			•
5.	Partial Interest: Perce	ntage being transferred:	%	
	The undersigned dec	lares and acknowledges, u	nder penalty of perj	ury, pursuant to NRS
375	060 and NRS 375 11	LO, that the information	provided is correct	to the best of their
375 info	060 and NRS 375 11	lO, that the information of the can be supported by documents of the can be supported by documents. The can be can	provided is correct numentation if called narties agree that	upon to substantiate
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