

DOUGLAS COUNTY, NV

2019-927808

RPTT:\$682.50 Rec:\$35.00

\$717.50 Pgs=4

04/15/2019 08:31 AM

FNTG NCS (LAS VEGAS)

KAREN ELLISON, RECORDER

APN: 1220-10-511-001

When recorded, return to:

Gardnerville 395 LLC
11700 W. Charleston Blvd., #170-32
Las Vegas, NV 89135

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt whereof is hereby acknowledged, **Sierra Nevada SW Enterprises, LTD.**, a Nevada limited liability company (the "Grantor"), does hereby grant, bargain, sell and convey to **Gardnerville 395 LLC**, a Nevada limited liability company ("Grantee"), all that real property situated in the County of Douglas, State of Nevada, which is described on Exhibit A attached hereto and made a part hereof (the "Property"), together with all right, title and interest of Seller in and to all improvements thereon and all rights, benefits, privileges and appurtenances pertaining thereto.

SUBJECT ONLY TO current taxes; patent reservations; and all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record.

[Signature to follow]

IN WITNESS WHEREOF, the undersigned has executed this Grant, Bargain and Sale Deed as of the 3rd day of April, 2019.

GRANTOR:

Sierra Nevada SW Enterprises, LTD., a Nevada limited liability company

By: Corporate Management Services, Inc., its manager

James S. Bradshaw, President

↳ President

STATE OF Utah)

) ss.

COUNTY OF Weber)

On April 3, 2019 before me, a notary public, personally appeared James S. Bradshaw who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Julie Harward

Notary Public Signature

Julie Harward

NO. 699911

Exp. May 14, 2022

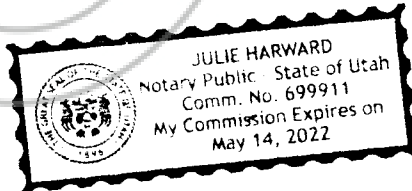


EXHIBIT A

PARCEL 1:

All that certain real property situate in a portion of Section Ten (Sec. 10), Township Twelve North (T.12N.), Range Twenty East (R.20E.), Mount Diablo Meridian, County of Douglas, State of Nevada, further described as a portion of "Block 'A' as shown on Final Commercial Subdivision Map for The Marketplace at Virginia Ranch (Phase 1) recorded April 12, 2013 as File No. 2013-821570 in the Official Records of Douglas County, Nevada, and being more particularly described as follows:

COMMENCING at the Northwest Corner (NW Cor) of said Block 'A', also being a point on the Southeasterly right-of-way of Grant Avenue (width varies), marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172", marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172", from which the Northwest Corner (NW Cor) of Sec. 10 bears South 23°04'47" East, 6424.30 feet;

THENCE departing said NW Cor and said right-of-way and along the Northerly line of said Block 'A', South 31°47'39" East, 22.98 feet to the beginning of a tangent curve to the left;

THENCE southeasterly, 75.18 feet along the arc of a 332.50 foot radius curve through a central angle of 12°57'17";

THENCE continuing along said northerly line, South 44°44'56" East, 666.83 feet to an angle point in said northerly line, marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE continuing along said northerly line, North 45°14'39" East, 25.00 feet to the POINT OF BEGINNING;

THENCE continuing along said northerly line, North 45°14'39" East, 256.03 feet to an angle point in said northerly line and to a point on the southerly right-of-way of Larson Way (60-foot wide), marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE along said southerly right-of-way and said northerly line, South 50°20'59" East, 110.00 feet to the beginning of a tangent curve to the right, marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE southerly 31.42 feet along the arc of a 20.00 foot radius curve through a central angle of 90°00'00" to the easterly line of said Block 'A' and the westerly right-of-way of the aforementioned Charlotte Way, marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE along said easterly line and westerly right-of-way, South 39°39'01" West, 65.21 feet to the beginning of a tangent curve to the left, marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE southeasterly, 93.08 feet along a curve to the left having a radius of 530.00 feet and a central angle of 10°03'45", marked by a 5/8-inch rebar and plastic cap stamped "PLS 11172";

THENCE continuing along said easterly line and said westerly right-of-way, South 29°35'16" West, 96.12 feet;

THENCE departing said easterly line and said westerly right-of-way, North 44°44'56" West, 180.77 feet to the POINT OF BEGINNING.

Said land is also shown as Parcel 4 on the Record of Survey for Sierra Nevada SW Enterprises, LTD., Record of Survey Map No. 2019-925665, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on February 12, 2019, as File No. 2019-925665, Official Records.

APN: a portion of 1220-10-511-001

Document No. 2019-925664 is provided pursuant to the requirements of Section 6 NRS 111.312

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
- a) 1220-10-511-001
- 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 RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$175,000.00
- Deed in Lieu of Foreclosure Only (value of property): (0.00)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$682.50

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

5. Partial Interest: Percentage being transferred: 100%

The undersigned Seller/(Grantor)/Buyer (Grantee), 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 _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name Sierra Nevada SW Enterprises, LTD., a Nevada limited liability company

Address: PO Box 12488

City, St., Zip: Ogden, UT 84412

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Gardnerville 395 LLC, a Nevada limited liability company

Address: 11700 W. Charleston Blvd # 170-32

City, St., Zip: Las Vegas, NV 89135

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Group

Address: 8363 W Sunset Road, Suite 100

City/State/Zip: Las Vegas, NV 89113

Escrow #: 42041865-420