

A portion of APN 1320-08-002-007

Recording Requested By and  
When Recorded Return to,  
and Mail Leasehold Condominium  
Unit Tax Statements (if any) to:

Grantee  
P.O. Box 6413  
Incline Village, NV  
89450

(Space above line for recorder's use)

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TRI-SILVER, LLC, a Nevada limited liability company ("**Grantor**"), does hereby grant, bargain, sell, convey and transfer to STEPHAN L. PORTEN and NANCY L. PORTEN, husband and wife as joint tenants with right of survivorship (jointly, "**Grantee**"), all right, title and interest in and to that certain property situate at 2166 Taxiway G, Unit G, City of Minden, County of Douglas, State of Nevada, more particularly described in Exhibit A attached hereto and made a part hereof ("**Property**").

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

SUBJECT TO all matters of public record, including, without limitation, the Condominium Declaration for MEV-One Hangar Condominium, dated July 1, 2013 and recorded in the Official Records of Douglas County, Nevada on July 3, 2013 in Book 713, Page 659, as Document No. 826593 ("**Declaration**"), and the Ground Lease described in the Declaration, all as amended from time to time.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto Grantee and to its successors and assigns forever, subject to all matters of public record.

[signature on following page]

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

DATED as of JULY 12, 2019.

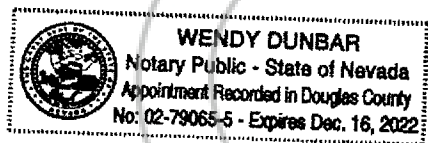
**GRANTOR:**

TRI-SILVER, LLC, a Nevada limited liability company

By: Brent W. Silver  
Brent W. Silver, Manager

STATE OF NEVADA )  
County of Washoe <sup>WO</sup> ) ss.  
                  Douglas )

This instrument was acknowledged before me on this 12 day of July, 2019, by Brent W. Silver, Manager of Tri-Silver, LLC, a Nevada limited liability company.



[Signature]  
Notary Public for the State of Nevada

**EXHIBIT A**

All that certain property situated in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

Condominium Unit 2166-G of the MEV-ONE Hangar Condominium (a commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for MEV-One Hangar Condominium recorded July 3, 2013 in Book 0713, Page 659 as Document No. 826593 in the Official Records of Douglas County, State of Nevada.

**PARCEL 2:**

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for MEV-One Hangar Condominium recorded July 3, 2013 in Book 0713, Page 659, as Document No. 826593 in the Official Records of Douglas County, State of Nevada.

**PARCEL 3:**

An undivided interest in and to the Leasehold Estate as created by that certain Lease made by and between Minden-Tahoe Airport (Airport), Douglas County, Nevada (County) and MEV-One Hangar Owners' Association, Inc., a nonprofit corporation (Lessee) recorded July 3, 2013 in Book 0713, Page 696, as Document No. 826594, Official Records of Douglas County, State of Nevada.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) a portion of APN 1320-08-002-007

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  
NOTES: \_\_\_\_\_  
\_\_\_\_\_

3. Total Value/Sales Price of Property: \$85,000.00  
Deed in Lieu of Foreclosure Only (value of property) (  
Transfer Tax Value: \$0.00  
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section #3  
b. Explain Reason for Exemption: LEASEHOLD INTEREST ONLY

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 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.

DocuSigned by: \_\_\_\_\_  
Signature \_\_\_\_\_ Capacity Escrow Agent  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_  
1EBE080275EB456

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Tri-Silver, LLC, a Nevada limited liability company  
Address: 2870 East Lake Ridge Shores  
City: Reno State: NV Zip: 89519  
Print Name: Stephan L. Porten and Nancy L. Porten  
Address: P.O. Box 10413  
City: Incline Village State: NV Zip: 89450

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 104969-WLD  
Address: Douglas Office  
1362 Highway 395, Ste. 109  
City/State/Zip: Gardnerville, NV 89410

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