

APN: 1220-04-602-016
RPTT: 0.00 NRS 3

When Recorded Return to:
Glacier Bank,
a Montana state chartered bank
49 Commons Loop
Kalispell, MT 59901

Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged, Heritage Bank of Nevada, a Nevada Corporation

do(es) hereby Grant, Bargain, Sell and Convey to Glacier Bank, a Montana state chartered bank


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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 5 day of August, 2019

Heritage Bank of Nevada, a Nevada Corporation


By: Stanley C. Wilmoth
Its: President & CEO



STATE OF Nevada
COUNTY OF Washoe

This instrument was acknowledged before me on August 5, 2019,
By Stanley C. Wilmoth


NOTARY PUBLIC

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO IT'S REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERT / DESCRIBED THEREIN.

SPACE BELOW FOR RECORDER

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

“Exhibit A”

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

PARCEL 1:

A portion of the East Half (E 1/2) of Section 4, and the West Half (W 1/2) of Section 3 of Township 12 North, Range 20 East, M.D.B.&M and set forth as adjusted Parcel 1 in BOUNDARY LINE ADJUSTMENT GRANT, BARGAIN SALE DEED recorded March 25, 2009 as Document No. 740141 of Official Records Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the most Northerly corner of adjusted Parcel One as shown on the Record of Survey for Colonial Bank NA, recorded December 27, 2007, in the office of the recorder of Douglas County Nevada as Document No. 715367;

Thence along the Easterly line of said adjusted Parcel One and adjusted Parcel Two as shown on said map, South $00^{\circ}21'16''$ West, a distance of 184.02 feet;

Thence departing the Easterly line of said adjusted Parcel Two, South $61^{\circ}07'36''$ West, a distance of 280.60 feet to a point on the Northeast right-of-way of U.S. Highway 395 (127.00 feet wide) as shown on said Record of Survey, a radial line to said point bears North $48^{\circ}50'29''$ East;

Thence from a tangent bearing North $41^{\circ}09'31''$ West along said right-of-way, curving to the left along the arc of a 5,060.00 foot radius curve, concave Southwesterly, through a central angle of $01^{\circ}00'28''$, an arc length of 89.00 feet to the beginning of a reverse curve, concave Easterly, having a radius of 60.00 feet, a radial line to said beginning bears South $47^{\circ}50'01''$ West;

Thence departing said right-of-way onto the South right-of-way of Stodick Parkway (85.00 feet wide) as shown on said Record of Survey, curving to the right along said curve, through a central angle of $103^{\circ}17'32''$, an arc length of 108.17 feet,

Thence continuing along said right-of-way line, North $61^{\circ}07'36''$ East, a distance of 331.78 feet to the point of beginning.

APN: 1220-04-602-016

Said land is further shown and delineated as Adjusted Parcel 1 on Record of Survey Map filed March 25, 2009, as File No. 740141.

Document Number 740141 is provided pursuant to the requirements of Section 1.NRS 111.312

PARCEL 2:

A portion of the East Half (E 1/2) of Section 4, and the West Half (W 1/2) of Section 3 of Township 12 North, Range 20 East, M,D.B.&M, and set forth as adjusted Parcel 2 in BOUNDARY LINE ADJUSTMENT GRANT, BARGAIN SALE DEED recorded March 25, 2009 as Document No. 740141 of Official Records Douglas County, Nevada, being more particularly described as follows:

Commencing at the most Northerly corner of adjusted Parcel One as shown on the Record of Survey for Colonial Bank NA, recorded December 27, 2007, in the office of the recorder of Douglas County Nevada as Document No. 715367;

Thence along the Easterly line of adjusted Parcel one and adjusted Parcel Two as shown on said map, South 00°21'36" West, a distance of 184.02 feet to the point of beginning;

Thence continuing along the Easterly line of said adjusted Parcel Two for the following three (3) courses:

1. South 00°21'36" West, a distance of 194.33 feet;
2. Curving to the right along the arc of a 150.00 foot radius curve, concave Westerly, through a central angle of 37°26'52", with an arc length of 98.04 feet;
3. South 37°48'28" West, a distance of 24.22 feet to the East line of the Southeast Quarter (SE ¼) of said Section 4 as shown on the Record of Survey for Douglas County filed for record on November 24, 2008, in Book 1108, Page 4361, as Document No. 733504 in the Douglas County Nevada Recorder's Office;

Thence departing said Easterly line and along the East line of the Southeast Quarter (SE ¼) of said Section 4, North 00°39'29" East, a distance of 109.18 feet to the Northerly corner of the parcel of land described in that Grant, Bargain, and Sale Deed between Douglas County and G.T.E.B. LLC, recorded April 22, 2003 in Book 0403, Page 10825, as Document No. 574312 in the Douglas County, Nevada Recorder's Office as shown on said Record of Survey;

Thence from a tangent bearing South 00°39'29" West, along the Northwesterly line of said parcel, curving to the right along the arc of a 100.00 foot radius curve, concave Northwesterly, through a central angle of 60°37'00", an arc length of 105.80 feet to a point of compound curvature to which a radial line bears South 28°43'31" East;

Thence continuing along said Northwesterly line, curving to the right along the arc of a 47.50 foot radius curve, concave Northerly, through a central angle of 24°57'46", an arc length of 20.69 feet to a point on the Northeast right-of-way of U.S. Highway 395 (127.00 feet wide) as shown on said Record of Survey, a radial line to said point bears South 03°45'45" East;

Thence departing said Northwesterly line and along said right-of-way from a tangent bearing North 38°54'33" West, curving to the left along the arc of a 5,060.00 foot radius curve concave Southwesterly, through a central angle of 02°14'58", with an arc length of 198.65 feet to a point, a radial line to said point bears North 48°50'29" East;

Thence departing said right-of-way, North 61°07'36" East, a distance of 280.60 feet to the point of beginning.

APN: a portion of 1220-04-002-020

Said land is a portion of Adjusted Parcel 2 on Record of Survey Map filed March 25, 2009, as File No, 740142.

Document Number 740141 is provided pursuant to the requirements of Section 1.NRS 111.312

PARCEL 3:

A parcel of land located within a portion of the Southeast one-quarter (SE 1/4) of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the one-quarter corner common to Sections 3 and 4, Township 12 North, Range 20 East, M.D.M., a 3/4" iron pipe with 2" aluminum cap "1995 Owens Eng, PLS 3090" as shown on the Record of Survey for Reno Orthopedic Clinic, LTC, et al, recorded October 28, 1998, in the office of Recorder, Douglas County, Nevada, as Document No. 452854;

Thence along the East line of said Section 4, South 00°39'29" West, 43.78 feet to the Southeasterly corner of a parcel of land described in Grant, Bargain and Sale Deed between Douglas County and G.T.E.B., LLC, recorded April 22, 2003, in said office of Recorder, in Book 0403, at Page 10825, as Document No. 574312, the POINT OF BEGINNING;

Thence continuing along said East line of Section 4, South 00°39'29" West, 180.49 feet; Thence along the arc of a nontangent curve to the left having a radius of 5,060.00 feet, central angle of 00°11'03", arc length of 16.26 feet and chord bearing and distance of North 37°43'44" West, 16.26 feet to a point on the Easterly right-of-way of U.S. Highway 395, also being the Westerly line of that portion of right-of-way abandoned in Resolution of Abandonment of a Portion of State Highway Right-of-Way, recorded November 20, 2002, in said office of Recorder, in Book 1102, at Page 8530, as Document No. 558501;

Thence along said Easterly right-of-way, along the arc of a curve to the left, having a radius of 5,060.00 feet, central angle of 01°05'16", arc length of 96.07 feet, and chord bearing and distance of North 38°21'53" West, 96.06 feet to the Southwesterly corner of said parcel of land described in Grant, Bargain and Sale Deed, Document No. 574312;

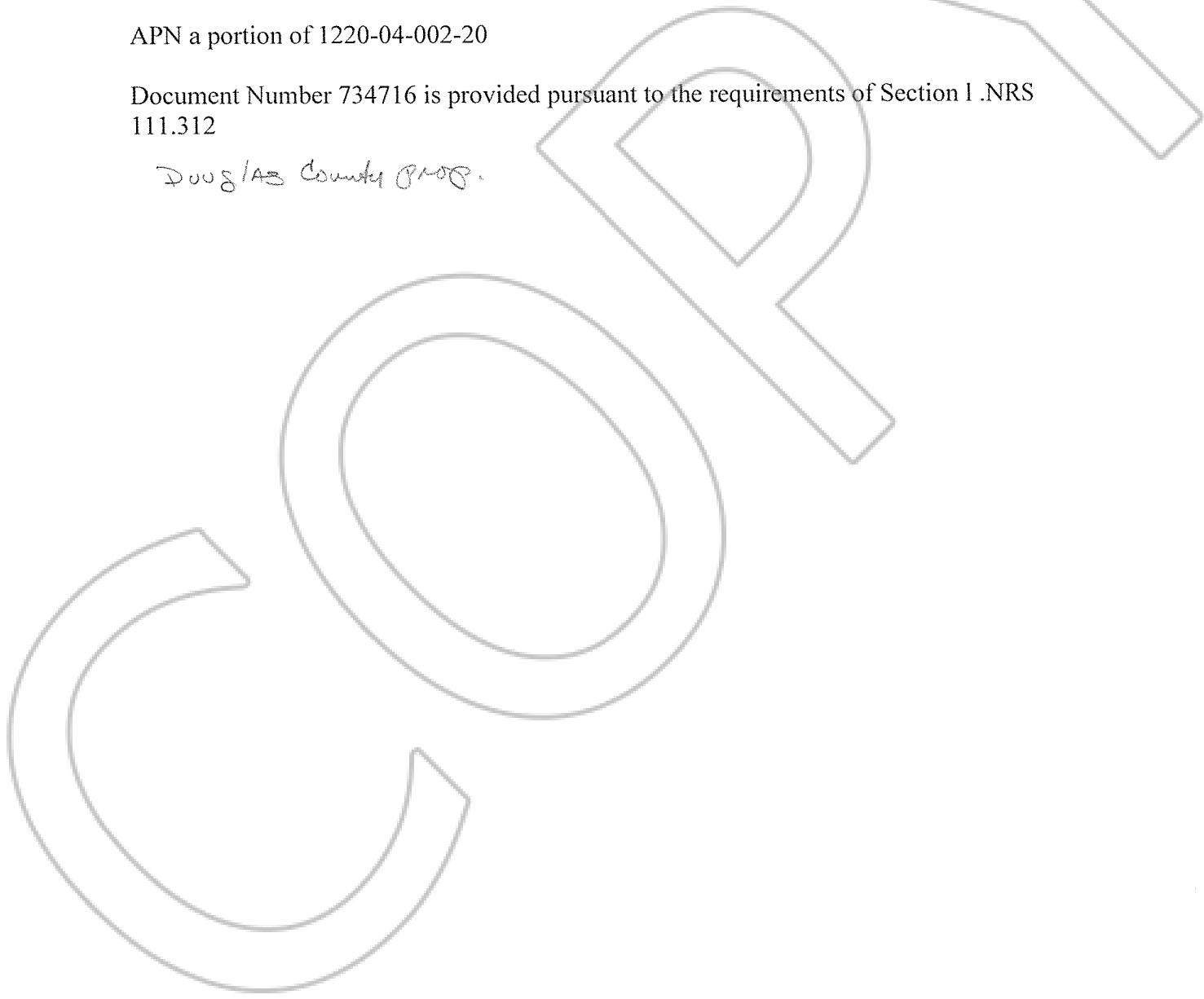
Thence along the Southerly line of said parcel of land the following two courses:
ALONG the arc of a curve to the left, nontangent to the preceding curve, having a radius of 47.50 feet, central angle of $24^{\circ}58'27''$, arc length of 20.70 feet, and chord bearing and distance of North $73^{\circ}45'43''$ East, 20.54 feet;
ALONG the arc of a compound curve having a radius of 100.00 feet, central angle of $60^{\circ}37'00''$, arc length of 105.80 feet, and chord bearing and distance of North $30^{\circ}57'59''$ East, 100.93 feet to the POINT OF BEGINNING.

Said parcel of land is more fully set forth on that certain Record of Survey for Douglas County filed for recorded on November 24, 2008, in Book 1108, Page 4361, as Document No. 733504, Official Records of Douglas County, Nevada.

APN a portion of 1220-04-002-20

Document Number 734716 is provided pursuant to the requirements of Section 1 .NRS 111.312

DOUGLAS County PROB.



1. APN: 1220-04-602-016

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes: <i>MERGER Documentation</i> <i>OK - J</i>	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$0.00

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: Companies have merged
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 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 <i>[Signature]</i>	Capacity <i>FACTOR</i>
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Heritage Bank of Nevada, a Nevada Corporation	Print Name: Glacier Bank, a Montana Sstate chartered bank
Address: 49 Commons Loop	Address: 49 Commons Loop
City/State/Zip: Kalispell, MT 59901	City/State/Zip: Kalispell, MT

COMPANY REQUESTING RECORDING

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)