

APN: 1320-08-401-002, 1320-08-401-003



**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

KAREN ELLISON, RECORDER E09

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

MAIL TAX STATEMENTS TO:

Downhill Properties, LLC
Post Office Box 815
Zephyr Cove, NV 89448

Pursuant to *NRS 239B.030*, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

GRANT, BARGAIN AND SALE DEED

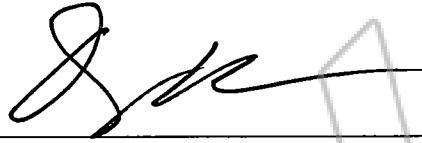
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Alois J. Betschart, Jr., a married man as his sole and separate property (“Grantor”), does hereby grant, bargain, sale and convey to Downhill Properties, LLC - Airport Series, Nevada series limited liability company (“Grantee”), all of Grantee’s right, title and interest in the real property located in the State of Nevada, County of Douglas, more particularly described in Exhibit A and B attached hereto and made a part hereof.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee’s heirs and assigns forever.

[Signature and Notarial Page Follows]

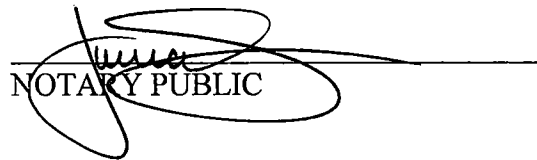
DATED this 8th day of October, 2019.



ALOIS J. BETSCHART, JR.

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 8th day of October, 2019 by Alois J. Betschart, Jr.



NOTARY PUBLIC



EXHIBIT "A"
Legal Description

PARCEL 1:

A Parcel of land situated in the S 1/2 of the SW 1/4 of Section 8, T. 13 N., R. 20 E., M.D.B. & M., Douglas County, Nevada, and being more particularly described as follows, COMMENCING at the 1/4 corner common to Sections 8 & 17, said point being marked with a spike set flush with the pavement; THENCE, along the east line of the SW of Section 8, said line also being the centerline of Heybourne Road, N 00° 00' 09" W, 1250.10 feet to a point; THENCE, leaving said east line, S 89° 59' 51" W, 25.00 feet to the point of intersection of the southerly right-of-way line of Airport Road, and the westerly right-of-way line of Heybourne Road; THENCE, along the southerly right-of-way line of Airport Road, S 89° 46' 14" W, 39.15 feet to the TRUE POINT OF BEGINNING; THENCE, leaving said southerly right-of-way line, S 00° 00' 09" E, 245.50 feet to a point; THENCE, S 89° 46' 14" W, 183.00 feet to a point, THENCE, N 00° 00' 09" W, 245.50 feet to a point on the southerly right-of-way line of Airport Road; THENCE, along said southerly line, N 89° 46' 14" E, 183.00 feet to the TRUE POINT OF BEGINNING.

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EXHIBIT "B"
Legal Description

PARCEL 2:

A parcel of land situated in the 1/2 of the SW 1/4 of Section 8, T. 13N., R. 20E., M. D. B. & M., Douglas County, Nevada, and being more particularly described as follows:

COMMENCING at the 1/4 corner common to Sections 8 & 17, said point being marked with a spike set flush with the pavement; THENCE, along the East line of the SW 1/4 of Section 8, said line also being the centerline of Heybourne Road, N 00° 00' 09" W, 1250.10 feet to a point; THENCE, leaving said east line, S 89° 59' 51" W, 25.00 feet to the Point of Intersection of the Southerly right-of-way line of Airport Road and the Westerly right-of-way line of Heybourne Road, said point being the TRUE POINT OF BEGINNING; THENCE, along the Westerly right-of-way line of Heybourne Road, S 00° 00' 09" E, 245.50 feet to a point; THENCE, leaving said Westerly line, S 89° 46' 14" W, 39.15 feet to a point; THENCE, N 00° 00' 09" W, 245.50 feet to a point on the Southerly right-of-way line of Airport Road; THENCE, along said Southerly line N 89° 46' 14" E, 39.15 feet to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey filed for record with the Douglas County Recorder's Office on June 8, 1984 in Book 684, Page 740 as Document No. 101911.

APN 1320-08-401-003

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s):**
 (a) 1320-08-401-002 & 1320-08-401-003
 (b) _____
 (c) _____
 (d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: 10-9-19
 Notes: Addendum of Open. Agm. okay ~ AB

2. **Type of Property:**
 (a) Vacant Land (b) SFR
 (c) Condo/Townhouse (d) 2-4 Plex
 (e) Apartment Building (f) Commercial/Ind.
 (g) Agricultural (h) Mobile Home
 (i) Other: _____

3. **Total Value/Sale Price of Property:** \$ 0
 Deed in Lieu of Foreclosure Only (value of property): \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090(9).
 b. Explain Reason for Exemption: A transfer, assignment or other conveyance of real property to a corporation or other business organization if the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.

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 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: _____
Signature: _____

Capacity Seller, Alois J. Betschart, Jr.
Capacity Buyer, Alois J. Betschart, Jr., Manager of LLC

SELLER (GRANTOR) INFORMATION
(Required)

Name Alois J. Betschart, Jr.
Address Post Office Box 815
City/State/Zip Zephyr Cove, NV 89448

BUYER (GRANTEE) INFORMATION
(Required)

Name Alois J. Betschart, Jr.
Address Post Office Box 815
City/State/Zip Zephyr Cove, NV 89448

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ALLING & JILLSON, LTD.
 Address: Post Office Box 3390
 Lake Tahoe, NV 89449

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