

APN: 1318-27-001-011
R.P.T.T. \$0

DOUGLAS COUNTY, NV **2019-937398**
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=3 10/31/2019 10:30 AM
FIDELITY NATIONAL TITLE - RAINBOW
KAREN ELLISON, RECORDER E01

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

PARCEL TWO NORTH, LLC
6650 Via Austi Parkway, Suite 150
Las Vegas, NV 89119

MAIL TAX STATEMENT TO:

PARCEL TWO NORTH, LLC
6650 Via Austi Parkway, Suite 150
Las Vegas, NV 89119

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, NEVA ONE, LLC, a Nevada limited liability company, does hereby GRANT, BARGAIN and SELL to PARCEL TWO NORTH, LLC, a Delaware limited liability company (whose address is: 6650 Via Austi Parkway, Suite 150, Las Vegas, NV 89119), the real property situate in the County of Douglas, State of Nevada, described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH the tenements, hereditaments and appurtenances thereto belonging or appertaining, or otherwise associated with the Property, and any reversions, remainders, rents, issues or profits thereof, including, without limitation: water rights, easements, licenses, permits, development credits, development rights, impact fee credits, extralateral rights, air space rights, and mineral rights.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments; and
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Property and all other matters of record.

DATED: this 30 th day of October, 2019.

NEVA ONE, LLC, a Nevada limited liability company

By: Paragon HRLT Holdings, LLC

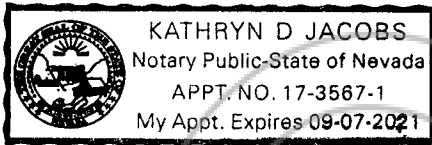
Diana L. Bennett

By: Diana L. Bennett
Its: Manager

STATE OF NEVADA)

COUNTY OF Clark)

This instrument was acknowledged before me on October 17, 2019, by Diana Bennett as a manager of Paragon HRLT Holdings, LLC as the sole manager of Neva One, LLC, a Nevada limited liability company.



Kathryn D Jacobs
Notary Public
My Commission Expires: 9/7/21

EXHIBIT A

A parcel of land located within a portion of the East One-Half (E ½) of Section 27, Township 13 North, Range 18 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

COMMENCING at a point being the intersection of the Westerly right-of-way line of U.S. Highway 50 and the Nevada/California State Line, which bears South 48°39'46" East, 991.89 feet from the General Land Office State Line Monument as shown on the Record of Survey for Park Cattle Company, Document No. 155945 of the Douglas County Recorder's Office;

Thence North 27°59'57" East, along said Westerly right-of-way line, 1571.97 feet to the TRUE POINT OF BEGINNING;

Thence North 62°00'03" West, 990.89 feet to the Southerly right-of-way of Loop Road per Document No. 24881 of the Douglas County Recorder's Office;

Thence 657.67 feet along said Southerly right-of-way line and along the arc of a curve to the right having a central angle of 32°12'23" and a radius of 1170.00 feet (chord bears South 86°26'25" East, 649.04 feet), to the Northwest corner of the First Interstate Bank parcel;

Thence South 27°59'57" West, along the Westerly line of said parcel, 187.06 feet;

Thence South 62°00'03" East, along the Southerly line of said parcel, 400.00 feet to said Westerly right-of-way line;

Thence South 27°59'57" West, along said Westerly right-of-way line, 81.47 feet to the POINT OF BEGINNING.

Said land is also shown on that certain Record of Survey supporting a boundary line adjustment for Park Cattle Co., filed in the Office of the County Recorder of Douglas County, State of Nevada on March 27, 1992 in Book 392, Page 4659 as Document No. 274260, Official Records.

NOTE: The above metes and bounds legal description previously appeared in that certain "Grant, Bargain and Sale Deed" recorded January 29, 2014 in Book 114, Page 4801 as Document No. 837479, Official Records.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-27-001-011
 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 RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Reviewed - kle</u>	

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 # 1
 b. Explain Reason for Exemption: Transfer from a parent to a wholly owned subsidiary

5. Partial Interest: Percentage being transferred: 100.00 %

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.

Signature Diana L. Seccombe Capacity _____ Grantor
 Signature Diana L. Seccombe Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Neva One, LLC
 Address: 6650 Via Austi Parkway, Suite 150
 City: Las Vegas
 State: NV Zip: 89119

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Parcel Two North, LLC
 Address: 6650 Via Austi Parkway, Suite 150
 City: Las Vegas
 State: NV Zip: 89119

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Fidelity Natural Title Escrow # 91564
 Address: 500 N. Rainbow #100
 City: Las Vegas State: NV Zip: 89107

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