

DOUGLAS COUNTY, NV **2019-938193**
RPTT:\$18720.00 Rec:\$35.00
\$18,755.00 Pgs=2 11/14/2019 01:43 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 132004001013
File No: 143-2565224 (mk)
R.P.T.T.: \$18,720.00

When Recorded Mail To: Mail Tax Statements To:
GBR Holdings LLC
2393 Heybourne Road
Minden , NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Aviation Way Associates LLC., a Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

GBR Holdings, LLC, a Nevada Limited Liability Company

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

LOT 17 IN BLOCK J OF THAT CERTAIN RECORD OF SURVEY NO. 3 FOR CARSON VALLEY BUSINESS PARK, PHASE 2, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA ON JUNE 08, 1999 IN BOOK 699 AT PAGE 1862 AS DOCUMENT NO. 469914, WHICH IS A PARCEL CONTAINED WITHIN THE FINAL MAP NO. 1015-2 CARSON VALLEY BUSINESS PARK, PHASE 2, RECORDED ON SEPTEMBER 03, 1998 IN BOOK 998 AT PAGE 562 AS DOCUMENT NO. 448664 OF OFFICIAL RECORDS.

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 05/15/2019

Aviation Way Associates LLC, a Nevada Limited Liability Company, a Nevada limited liability company

By: [Signature]
Name: Ray Robertson
Title: Managing Member

By: [Signature]
Name: Michael McLaughlin
Title: Managing Member

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on Nov 5, 2019 by **Ray Robertson and Mike McLaughlin, managing members.**

[Signature: Mary Kelsh]
Notary Public
(My commission expires: 11-6-22)

 **MARY KELSH**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 98-49567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 15, 2019** under Escrow No. **143-2565224.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 132004001013
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$4,800,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$4,800,000.00
- d) Real Property Transfer Tax Due \$18,720.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

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 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: [Signature]
Signature: _____

Capacity: agent
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Aviation Way Associates LLC., a
Print Name: Nevada Limited Liability Company
Address: 2527 Aviation Way
City: Minden
State: NV Zip: 89423

Print Name: GBR Holdings LLC
Address: 2393 Heybourne Road
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2565224 mk/ et
State: NV Zip: 89423

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