

DOUGLAS COUNTY, NV **2019-939159**
RPTT:\$23010.00 Rec:\$35.00
\$23,045.00 Pgs=3 12/06/2019 12:15 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
17015 Park Row, LP
17015 Park Row
Houston, TX 77084

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1906755-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-08-410-018
R.P.T.T. \$23,010.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Ofiplex NV LLC, a Nevada limited liability company
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to 17015 Park Row, LP , a Texas Limited Partnership**

**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Escrow No. 1906755-RLT
APN No.: 1320-08-410-018

Ofiplex NV LLC, a Nevada limited liability
company

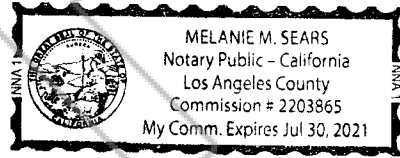
John Vanhara
By: John Vanhara

STATE OF California
COUNTY OF Los Angeles

} ss:

This instrument was acknowledged before me on, 12-4-19
by John Vanhara.

Melanie M. Sears, Notary Public
NOTARY PUBLIC



This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed
under Escrow No. 01906755.

EXHIBIT A

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

A portion of the SW 1/4 of Section 8, Township 14 North, Range 20 East, M.D.M., described as follows:

Beginning at a point North 00°03'04" East, 126.14 feet from the Southwest corner of Parcel 3B as shown on Record of Survey, Document No. 565770, recorded January 31, 2003 in the office of the Douglas County Recorder; Thence through the following courses:

1. North 00°03'04" East, 591.36 feet;
2. North 89°46'14" East, 448.04 feet to the Westerly right-of-way of Meridian Blvd., said point also being a point on a curve having a radial bearing of N. 65°55'21" W and a radius of 705.00 feet;
3. Southerly along said curve through a central angle 22°18'24" and an arc length of 274.48 feet;
4. South 00°13'45" East, 208.43 feet to the beginning of a tangent curve to the left having a radius of 750.81 feet;
5. Southerly along said curve through a central angle of 8°50'09" and an arc length of 115.79 feet;
6. Leaving said right-of-way South 89°46'14" West, 407.08 feet to THE POINT OF BEGINNING.

Said land is also designated Parcel 3A on the Record of Survey on Meridian Business Park, Block "A", Tract 3 filed for record in the office of the Douglas County Recorder, on January 31, 2003 in Book 0103, Page 13551, as Document No. 565770.

APN: 1320-08-410-018

Note: Document No. 820014 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1320-08-410-018
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$5,900,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$5,900,000.00
 Real Property Transfer Tax Due: \$23,010.0

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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.

Signature SIGNATURE PAGE ATTACHED HERETO Capacity GRANTOR

Signature SIGNATURE PAGE ATTACHED HERETO Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Ofiplex NV LLC, a Nevada limited liability company</u>	Print Name: <u>17015 Park Row, LP</u>
Address: <u>1020 PALOS VERDES DR W PALOS VERDES EST, CA 90274</u> City, State, Zip	Address: <u>17015 Park Row Houston, TX 77084</u> City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1906755-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

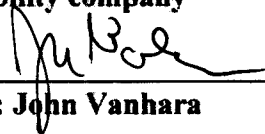
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

1320-08-410-018

SIGNATURE PAGE AFFIXED TO THAT CERTAIN DECLARATION OF VALUE
UNDER ESCROW NO. 01906755

Grantor:

**Ofiplex NV LLC, a Nevada limited
liability company**



By: John Vanhara

Grantee:

17015 Park Row, LP

By: Edward D. Ensley