

WHEN RECORDED RETURN TO:

Feldman Thiel LLP
Attn: Kara Thiel
P.O. Box 1309
Zephyr Cove, NV 89448



KAREN ELLISON, RECORDER

E01

MAIL TAX STATEMENTS TO:

Leonard Werbin
614 Ladin Way
Lakeway, TX 78734

APN(s): 1318-15-802-002

(Space above line for Recorder's use only)

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WERBO 1500, LLC, a California limited liability company, as "GRANTOR," does hereby Grant, Bargain, Sell and Convey to WERBO 1500, LLC, a Nevada limited liability company, as "GRANTEE," the real property located in County of Douglas, State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference;

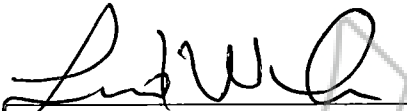
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated as of December 20, 2019.

"GRANTOR"

WERBO 1500, LLC,
a California limited liability company

By: 

Name: Leonard Werbin

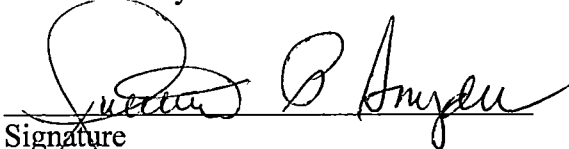
Title: Manager

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on Dec. 20, 2019, by LEONARD WERBIN as Manager of WERBO 1500, LLC, a California limited liability company.

WITNESS my hand and official seal.


Signature _____
(Seal)

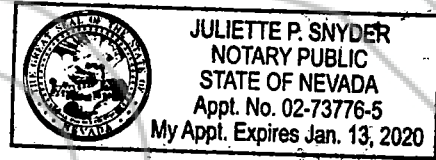


Exhibit A

A parcel of land located within a portion of Section 15, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Section 15;

Thence along the Section line common to Sections 15 and 22, North 89°54'09" West, 1513.39 feet to a point on the Northeasterly right of way of U.S. Highway 50 as described in the conveyance to the State of Nevada recorded July 18, 1933 in the office of Recorder, Douglas County, Nevada, in Book T of Deeds, at Page 436;

Thence along said Northeasterly right of way North 47°36'00" West, 674.72 feet to the Southwest corner of a parcel of land shown as Nevada Allied Industries on the Record of Survey for Nevada Allied Industries recorded September 25, 1980 in the office of Recorder, Douglas County, Nevada in Book 980 at Page 1969 as Document No. 48927, a found ¾" iron pipe and plug RLS 3519;

Thence continuing along said Northeasterly right of way North 47°36'00" West, 590.28 feet to the Point of Beginning.

Thence North 84°15'35" East, 25.88 feet;
Thence North 42°24'00" East, 50.32 feet;
Thence North 26°07'31" West, 18.56 feet;
Thence North 42°24'00" East, 13.61 feet;
Thence North 47°36'00" West, 120.00 feet;
Thence South 42°24'00" West, 71.06 feet;

Thence non-tangent to the preceding course along the arc of a curve to the left having a radius of 29.50 feet, central angle of 46°39'32", an arc length of 24.02 feet, a chord bearing and distance of South 24°01'56" East, 23.37 feet;

Thence South 47°21'42" East, 68.90 feet;
Thence South 36°36'19" East, 20.91 feet;
Thence South 17°25'22" East, 10.60 feet to the Point of Beginning.

Reference is made to Record of Survey filed May 21, 2003, File No. 577574.

NOTE: the above metes and bounds description appeared previously in Grant, Bargain and Sale Deed recorded February 15, 2007, in Book 207, Page 4975, as Document No. 695070.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-802-002
 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>Verified LLC Docs - J</u>	

3. Total Value/Sales Price of Property: \$ 2,687,500
 Deed in Lieu of Foreclosure Only (value of property) - 0 -
 Transfer Tax Value: \$ - 0 -
 Real Property Transfer Tax Due: \$ - 0 -

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 1
 b. Explain Reason for Exemption: transfer to business entity with identical common ownership

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 [Signature] Capacity MANAGER
 Signature [Signature] Capacity MANAGER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: WERBO 1500 LLC, a California LLC
 Address: 12121 Wilshire Blvd
 City: Los Angeles
 State: CA Zip: 90025

Print Name: WERBO 1500 LLC, a Nevada LLC
 Address: 1214 Ladin Lane
 City: Lakeview
 State: TX Zip: 78734

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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