

APN: 1320-05-001-054

Escrow No. 00251424 - 016 - 17  
RPTT 1,575.60  
When Recorded Return to:  
**Precision Street Holdings, LLC**  
**4034 Technology Way**  
**Carson City, NV 89706**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
CVBP, a Nevada limited liability company

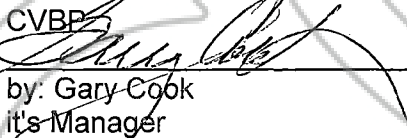
do(es) hereby Grant, Bargain, Sell and Convey to  
Precision Street Holdings, LLC, a Nevada limited liability company

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

See Exhibit A attached hereto and made a part hereof.


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

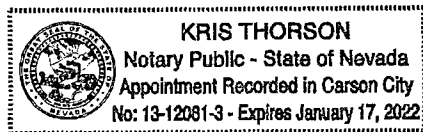
Witness my/our hand(s) this 28 day of January, 2020

CVBP  
  
by: Gary Cook  
it's Manager

STATE OF NEVADA *KA*  
CITY OF: CARSON CITY

This instrument was acknowledged before me on Jan 28, 2020

By: Gary Cook  
  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

That portion of the Northwest  $\frac{1}{4}$  of Section 4 and the Northeast  $\frac{1}{4}$  of Section 5, Township 13 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Being that parcel delineated as PORTION OF "REMAINDER BLOCK K" PER (R2), with an area shown as 2.543 Acres on that certain "RECORD OF SURVEY #13 FOR CARSON VALLEY BUSINESS PARK PHASE 2", which was recorded as Document No. 2019-935526 in the Official Records of said Douglas County being described as follows:

Beginning at the Southeasterly corner of Lot 55 as said lot is shown on said Document No. 2019-935526, said corner being on the Westerly right-of-way line of Silver State Parkway; thence Southerly along said right-of-way line S.  $00^{\circ}03'08''$  E., 224.07 feet to the beginning of a curve concave to the Northwest and having a radius of 50.00 feet; thence Southerly and Westerly along said curve through a central angle of  $90^{\circ}00'00''$  an arc distance of 78.54 feet to a point on the Northerly right-of-way line of Precision Drive; thence Westerly along said right-of-way line S.  $89^{\circ}56'52''$  W., 66.96 feet to the beginning of a curve concave to the Northeast and having a radius of 100.00 feet; thence Northwesterly along said curve through a central angle of  $35^{\circ}39'33''$  an arc distance of 62.24 feet to a point of reversing curvature, a radial line through said point bears S.  $35^{\circ}36'25''$  W., said curve being concave to the Southeast and having a radius of 60.00 feet; thence Westerly along said curve through a central angle of  $125^{\circ}39'33''$  an arc distance of 131.59 feet; thence Westerly along the Southerly line of said parcel S.  $89^{\circ}56'52''$  W., 130.02 feet to a point on the Westerly line of said parcel; thence Northerly along said Westerly line N.  $00^{\circ}02'30''$  W., 304.07 feet to the Northwesterly corner of said parcel, said corner also being the Southwesterly corner of said Lot 55; thence Easterly along the Northerly line of said parcel N.  $89^{\circ}56'52''$  E., 400.20 feet to the Point of Beginning.

Said Parcel is further shown as Lot 60 on "RECORD OF SURVEY #14 FOR CARSON VALLEY BUSINESS PARK PHASE 2", which was recorded January 16, 2020, as Document No. 2020-940992, Official Records, Douglas County, Nevada.

NOTE: Said metes and bounds legal description was prepared by Western Surveying Services, David Winchell, PLS, License No. 3209, in support of RECORD OF SURVEY #14 FOR CARSON VALLEY BUSINESS PARK PHASE 2", which was recorded January 16, 2020, as Document No. 2020-940992, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

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1. APN: 1320-05-001-054

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$403,650.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$403,650.00  
 Real Property Transfer Tax Due: \$ 1,575.60

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 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: <i>[Signature]</i>	Capacity: grantor
Signature	Capacity: grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: CVBP by Gary Cook, it's Manager	Print Name: Precision Street Holdings, LLC
Address: 2300 Lockheed Way	Address: 4034 Technology Way
City/State/Zip: Carson City, NV 89706	City/State/Zip: Carson City, NV 89706

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00251424-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)