

DOUGLAS COUNTY, NV

2020-943000

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

03/02/2020 12:24 PM

ETRCO

KAREN ELLISON, RECORDER

E03

APN# : A PORTION OF 1320-08-002-008

Recording Requested By:

Western Title Company

Escrow No.: 112295-WLD

When Recorded Mail To:

Dagfinn Gangsaas and Ana Maria

Alves Correa, Trustees of the

Gangsaas-Correa Living Trust

dated January 17, 2012, and any

amendments thereto

1665 Crowne Way

Minden, NV 89423


Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature


Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Stunad LLC - Aviation Series, a Nevada Series Limited Liability Company ("Grantor")

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Dagfinn Gangsaas and Ana Maria Alves Correa, Trustees of the Gangsaas-Correa Living Trust dated January 17, 2012, and any amendments thereto ("Grantee")

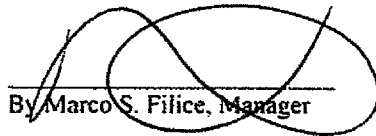
and to the heirs and assigns of such Grantee forever, all right, title and interest in and to that certain property situate at 2177 Taxiway F, Unit 1, City of Minden, County of Douglas, State of Nevada, more particularly described in Exhibit A attached hereto and made a part hereof ("Property").

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


SUBJECT TO all matters of public record, including, without limitation, the Condominium Declaration for RHB Commercial Hangar Condominium, dated April 18, 2013 and recorded in the Official Records of Douglas County, Nevada on April 30, 2013 in Book 413, Page 8700, as Document No. 822699 ("Declaration"), and the Ground Lease described in the Declaration.

Dated: 02/27/2020

Stunad LLC - Aviation Series, a Nevada Series Limited Liability Company


By Marco S. Filice, Manager

STATE OF Washington } ss
COUNTY OF King
This instrument was acknowledged before me on February
27, 2020 By Marco S. Filice.


Notary Public

William Propst
Notary Public
State of Washington
My Appointment Expires 04/01/2020
Commission Number 183611

EXHIBIT "A"

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

PARCEL 1

Condominium Unit 1 of the RHB Commercial Hangar Condominium (a commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominiums Declaration for RHB Commercial Hangar Condominium recorded April 30, 2013 in Book 413, Page 8700, as Document No. 822699, Official Records of Douglas County, State of Nevada.

PARCEL 2

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for RHB Commercial Hangar Condominium (A of Commercial Leasehold Condominium Project) recorded in the Office of the Douglas County Recorder on April 30, 2013 in Book 413, Page 8700, as Document No. 822699, Official Records of Douglas County, State of Nevada.

PARCEL 3

An undivided interest in and to the Leasehold Estate as created by that certain Lease made by and between Minden-Tahoe Airport (Airport), Douglas County, Nevada (County) and RHB Commercial Hangar Condominium Association, a Nevada non-profit corporation (Lessee) recorded April 30, 2013 in Book 413, Page 8735, as Document No. 822701, Official Records of Douglas County, State of Nevada, subject to the terms and provisions contained in the lease, and any further amendments thereto.

**Assessor's Parcel Number(s):
A PORTION OF 1320-08-002-008**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) A PORTION OF 1320-08-002-008

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
 NOTES: _____

3. Total Value/Sales Price of Property: \$260,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #3
 b. Explain Reason for Exemption: LEASEHOLD INTEREST ONLY

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 _____ Capacity Escrow Agent
 Signature _____ Capacity _____

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

Print Name: Stunad LLC - Aviation Series, a Nevada Series Limited Liability Company
 Address: 5629 167th Pl SE
 City: Bellevue
 State: WA Zip: 98006

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

Print Name: Dagfinn Gangsaas and Ana Maria Alves Correa, Trustees of the Gangsaas-Correa Living Trust dated January 17, 2012, and any amendments thereto
 Address: 1665 Crowne Way
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo. LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 112295-WLD