DOUGLAS COUNTY, NV

RPTT:\$3108.30 Rec:\$40.00

\$3,148.30 Pgs=2

2020-943924

03/25/2020 12:37 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1220-09-417-002 **R.P.T.T.:** \$3,108.30

Escrow No.: 20001169-KOT When Recorded Return To:

Edson Property & Investment Company, LLC, a Nevada Limited Liability Company

P.O. Box 4941

Incline Village, NV 89450

Mail Tax Statements to: Edson Property & Investment Company, LLC, a Nevada Limited Liability Company P.O. Box 4941

Incline Village, NV 89450

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John Michael Reardon and Cindy Lee Reardon, Trustees of The Reardon Family Trust, Dated December 12, 2016

do(es) hereby Grant, Bargain, Sell and Convey to Edson Property & Investment Company, LLC, a Nevada Limited Liability Company

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

Lot 2, as shown on that Final Subdivision Map LDA#97-008-8, for Silveranch Phase 8, filed for record on May 7, 2004, in Book 0504, Page 2789, as Document No. 612542, Official Records of Douglas County, Nevada.

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

| Page 2 of the Grant, Bargain, Sale Deed (signature page |). Escrow No.: 20001169-KOT |
|---|--|
| Dated this 16 day of March. | 2020. |
| The Reardon Family Trust | \ \ |
| BY: John Michael Reardon, Trustee | |
| BY: Cindy Lee Reardon, Trustee | |
| STATE OF NV COUNTY OF DOVOICE | |
| This instrument was acknowledged before me on this Michael Reardon and Cindy Lee Reardon, Trustees. | e day of March, 2020, by John |
| Denasal | DENA REED Notary Public - State of Nevada |
| Notary Public | Appointment Recorded in Douglas County No: 03-80676-5 - Expires March 14, 2023 |
| | |

)

STATE OF NEVADA DECLARATION OF VALUE FORM 1. Assessor Parcel Number(s) a) 1220-09-417-002

| | | Parcel Num 417-002 | ber(s |) | | | | | (| |
|--|---|--|--|--|---|--|----------------------------------|---|--|--|
| 2. Ty | ype of P | roperty: | | | | F | OR RI | ECORDER'S OPT | IONAL | USE ONLY |
| a) | Vacar Conde Apt. E Agricu | nt Land o/Twnhse Bldg. ultural | f) | Sgl. Fa 2-4 Plex Comm'l. Mobile I | ('Ind'l | nce Do | ocum ook | ent/Instrument No | | 1 |
| L | □ Other | ; | | | | — _N | otes: | | The same of the sa | |
| b. c. d. 4. IF | Deed i Transfe Real P EXEMI | er Tax Value roperty Tran PTION CLAI fer Tax Exen | reclos : isfer] I MED nptior | sure Only (va Tax Due: : n, per NRS 3 | | erty) | | \$797,000.0 (\$0.00) \$797,000.0 \$3,108.30 | , | |
| | • | n Reason fo | | | | 00 0004 | 7 | | | |
| | | | | e Being Tran | | 79 | . " | / / / | IDO 07 | - 000 I NDO |
| 375.110 support parties result in | 0, that ted by d agree t n a pena eller sha | the informat locumentation the disallowantly of 10% of | tion point of the control of the con | provided is called upon to alled upon to of any claime tax due plus | orrect to to substantied exempt interest at | the best ate the in ion, or of 1% per r | of the nformather of nonth | ury, pursuant to Neir information an attion provided he determination of a neuron Nimount owed. | nd belie rein. F iddition: RS 375. | ef, and can be urthermore, the al tax due, may 030, the Buyer |
| Signat | ture | | | | | _\ | _\ | Capacity: | Gra | ntee |
| SELLE | (R | NTOR) INFO | 1 | ATION hily Trust, dat | od | Fi | رج | ANTEE) INFORM (REQUIRED) -Edson Property & Company, LLC, 2 | ທີ່ຟ & Inves | THL US tment |
| Print N | | December 1 | | | eu | Print N | ame: | Liability Compan | | a Lillileu |
| Addre | | 1206 Sierra | 76. | 700 | | Addres | A. | P.O. Box 4941 | · | |
| City: | 9 | Gardnerville | | *** | | City: | | Incline Village | | |
| State: | | NV | | Zip: 89460 | | State: | | Nevada | Zip: | 89450 |
| COMF | | | | Title Compa | | | | seller or buyer) | | |
| Addre | | | | ., Suite 130 | 119 01 11010 | | O. 11 . | 200011001101 | | |
| City | | Incline Vill | - 1 | | State: NV | | Zip: | 89451 | | _ |

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

| 1. Assess a) 1220-09 b) | ION OF VALUI or Parcel Numbe 0-417-002 | r(s) | | | |
|--|--|---|---|---|--|
| 2. Type of | Property: | | FOR RE | CORDER'S O | PTIONAL USE ONLY |
| c) | ant Land b) ado/Twnhse d) Bldg. f) cultural h) er: | 2-4 Plex Comm'l/Ind'l Mobile Home | Book _ Date of | | No.: |
| | | | Notes: | | |
| 3. a. Tota | Value/Sale Price | e of Property: | / | \$797,000 | 0.00 |
| b. Deed | in Lieu of Fored | losure Only (value of prope | erty) | (\$0.00) | |
| c. Trans | sfer Tax Value: | | | <u>\$797,000</u> | |
| d, Real | Property Transfe | er Tax Due: | | <u>\$3,108.3</u> | 0 |
| 4. IF EXE | MPTION CLAIM | ED: | **** |) | |
| a. Trai | nsfer Tax Exemp | tion, per NRS 375.090, Sec | ction: | / | |
| ь, Ехр | lain Reason for E | xemption: | | // | / |
| 5. Partial | interest: Percent | tage Being Transferred: 10 | 00.00% | / / | |
| 375.110, the supported by parties agree result in a pe | t the information documentation the disallowand in the disallowand in the three thre | nd acknowledges, under p n provided is correct to t if called upon to substanti- ce of any claimed exempti he tax due plus interest at nt/severally liable for any | he best of th ate the inform on, or other o 1% per month | eir information ation provided ietermination o Pursuant to | and belief, and can be herein. Furthermore, the f additional tax due, may NRS 375.030, the Buyer |
| Signature: | 5h5 | | \ | Capacity: | Grantor |
| Signature _ | Cinou | Ju Bear | av | Capacity: | Grantor |
| SELLER (GI | RANTOR) INFOR | RMATION | BUYER (GR | ANTEE) INFO | RMATION |
| | (REQUIRED) | | | (REQUIRED) | |
| Defet Name | The Reardon F December 12, | Family Trust, dated | Brist Namo: | | ty & Investment C, a Nevada Limited |
| | 1206 Sterra Vi | | Address: | P.O. Box 494 | |
| Address: | | sta Diive | _ Address. _ City; | Incline Village | |
| City: | Gardnerville NV | Zip: 89460 | _ City. State: | Nevada | Zip: 89450 |
| State: COMPANY | | JESTING RECORDING (R | | | |
| Print Name | : First Centen | nial Title Company of Neva | ada Esc.#: | 20001169-KO | Т |
| Address: | | Blvd., Suite 130 | | | |
| City | Incline Villad | | Z ln: | 89451 | |

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED