

APN: 1320-29-212-039

Escrow No.: 46001-20-00878
RPTT.: \$1,142.70

**When recorded please mail to
and mail tax statements to:**

Red Tail Capital, LLC a Nevada Series Limited Liability Company
1024 Chapel Court
Franklin, TN 37069

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

That Charles W. Cross, a single person, as the "Grantor,"

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

Do(es) hereby Grant, Bargain, and Sell to:

Red Tail Capital, LLC a Nevada Series Limited Liability Company, Series HH, the 1669 Lantana Drive, as
the "Grantee,"

the 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 for the complete legal description.

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Dated June 15, 2020

Dated June 15, 2020

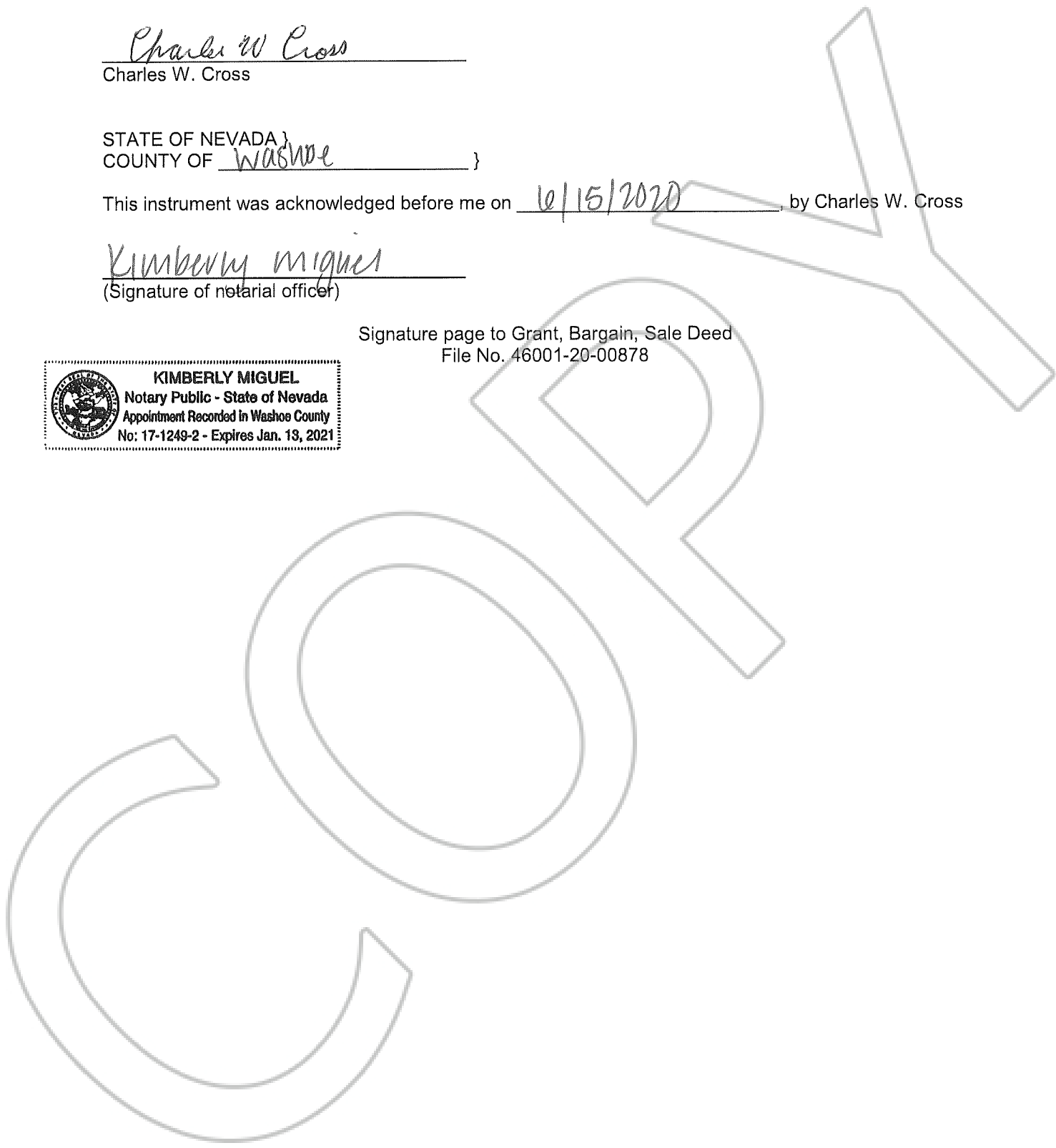
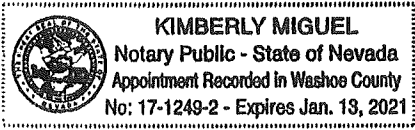
Charles W Cross
Charles W. Cross

STATE OF NEVADA }
COUNTY OF Washoe }

This instrument was acknowledged before me on 6/15/2020 by Charles W. Cross

Kimberly miguel
(Signature of notarial officer)

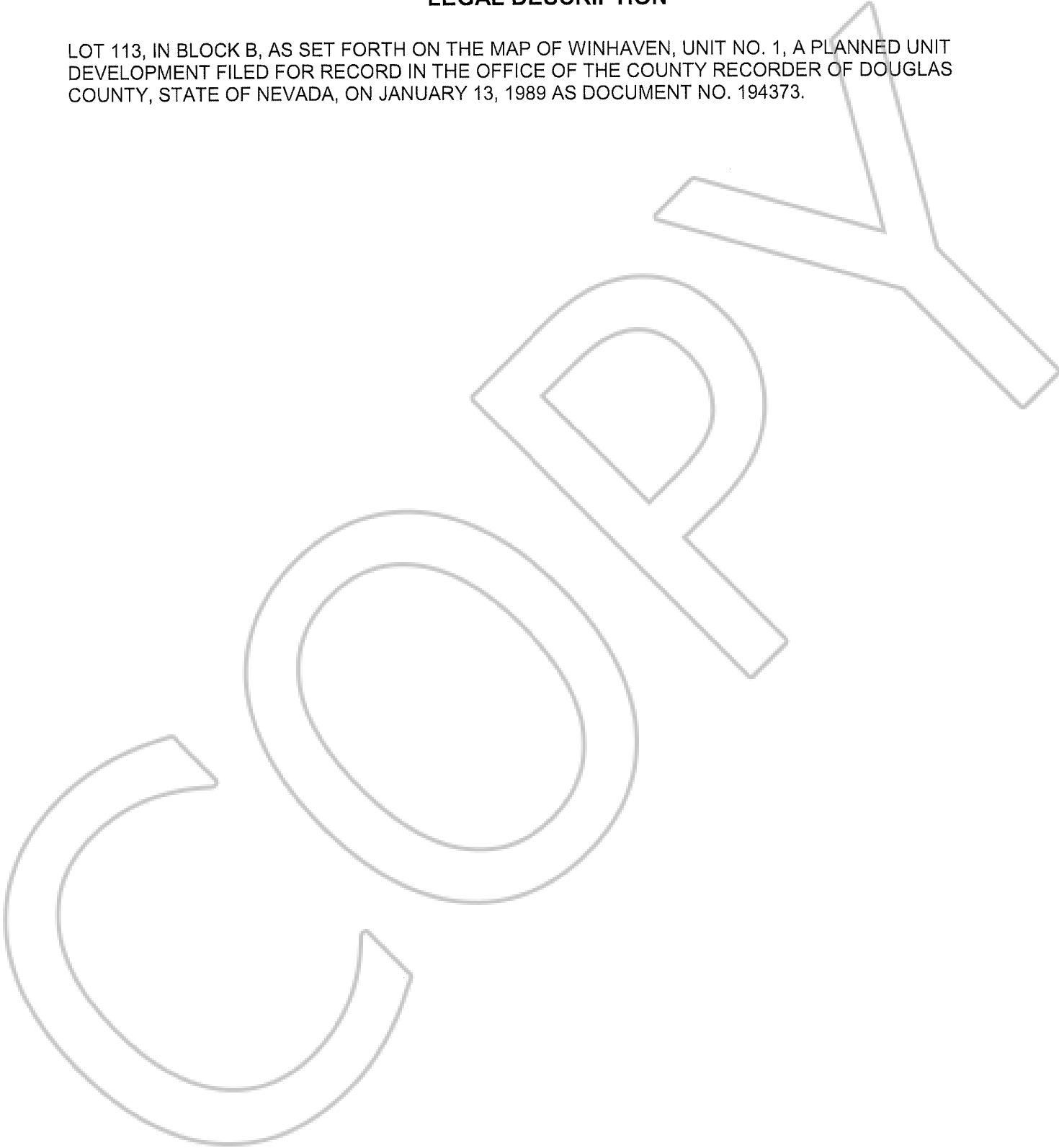
Signature page to Grant, Bargain, Sale Deed
File No. 46001-20-00878



A.P.N.: 1320-29-212-039

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 113, IN BLOCK B, AS SET FORTH ON THE MAP OF WINHAVEN, UNIT NO. 1, A PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 13, 1989 AS DOCUMENT NO. 194373.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-29-212-039
 b) _____
 c) _____
 d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$293,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$293,000.00
 d. Real Property Transfer Tax Due: \$1,142.70

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Kimberly Miquis Capacity: Grantor Agent
 Signature: Kimberly Miquis Capacity: Grantee Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Charles W. Cross</u>	Print Name: <u>Red Tail Capital, LLC a Nevada Series Limited Liability Company</u>
Address: <u>1669 Lantana Drive</u>	Address: <u>1024 Chapel Court</u>
City: <u>Minden</u>	City: <u>Franklin</u>
State: <u>NV</u> Zip: <u>89423</u>	State: <u>TN</u> Zip: <u>37069</u>

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

Print Name: North American Title Company Esc. #: 46001-20-00878
 Address: 520 Hammill Lane
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED