

DOUGLAS COUNTY, NV  
RPTT:\$1074.45 Rec:\$40.00  
\$1,114.45 Pgs=3  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

2020-948602

07/02/2020 12:04 PM

A.P.N.: 1318-22-002-007  
File No: 2594198MK (MK)  
R.P.T.T.: \$1,074.45

When Recorded Mail To: Mail Tax Statements To:  
Bluelake Partners LLC C/O Mark Burton  
15 West South Temple Ste 900  
Salt Lake City, UT 84101

***GRANT, BARGAIN and SALE DEED***

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

Allen Aspen Grove LLC., a Nevada limited liability company, as to an undivided 13.8% interest

do(es) hereby *GRANT, BARGAIN and SELL* to

Bluelake Partner, LLC, a Nevada limited liability, as to an undivided 13.8% interest

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

**COMMENCING AT THE NORTHEAST CORNER OF LOT 16 IN BLOCK 3 AS SHOWN ON THE MAP OF OLIVER PARK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 2, 1959; THENCE NORTH 18°23'35" EAST ALONG THE WESTERLY LINE OF MICHELLE DRIVE, A DISTANCE OF 111.645 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 65°16'52" WEST A DISTANCE OF 267.59 FEET; THENCE NORTH 28°48'49" EAST A DISTANCE OF 194.83 FEET; THENCE SOUTH 61°11'11" EAST A DISTANCE OF 257.37 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID MICHELLE DRIVE; THENCE ALONG SAID LINE SOUTH 28°48'49" WEST A DISTANCE OF 70.69 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 575.0 FEET THROUGH A CENTRAL ANGLE OF 10°25'41" FOR AN ARC DISTANCE OF 104.58 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 18, 2017, IN BOOK NO. N/A, AS INSTRUMENT NO. 2017-902909 OF OFFICIAL RECORDS.**

*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.

Date: 6-26-2020

COPY

Allen Aspen Grove LLC., a Nevada limited  
Liability company

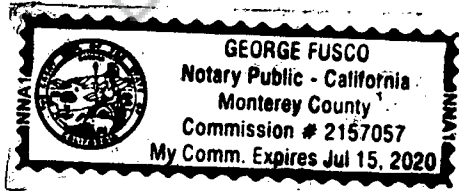
  
\_\_\_\_\_  
Timothy K. Allen, manager

STATE OF CALIFORNIA )  
COUNTY OF MONTEREY ) :SS.

This instrument was acknowledged before me on this:

30<sup>th</sup> day of JUNE 2020 by Timothy K. Allen  
By: George Fusco ~~ET~~ manager  
George Fusco ~~ET~~

Notary Public  
(My commission expires: July 15, 2020)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-22-002-007  
 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**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \$275,367.56  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$275,367.56  
 d) Real Property Transfer Tax Due \$1,074.45

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 13.8 %

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: [Signature]

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Allen Aspen Grove LLC, a Nevada  
Limited Liability Company

Print Name: BlueLake Partners

Address: Junipero 2SW of 5th

Address: 15 West South Temple  
Suite 900

City: Carmel

City: Salt Lake City

State: CA Zip: 93921

State: UT Zip: 84101

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

Print Name: \_\_\_\_\_

File Number: / \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

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