

A.P.N.: 1320-26-002-056
File No: 143-2606414 (mk)
R.P.T.T.: \$1,053.00

When Recorded Mail To: Mail Tax Statements To:
Aura Group,LLC
120 Double Diamond Pkwy
Reno NV 89521

GRANT, BARGAIN and SALE DEED

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

David L. Sperry and Kimberly A. Sperry, husband and wife as joint tenants with right of survivorship

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

Aura Group,LLC., a Nevada limited liability company


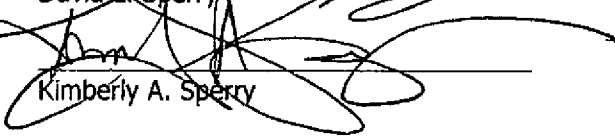
the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 1 IN BLOCK A AS SHOWN ON FINAL SUBDIVISION MAP PD #02-003 FOR AURORA, A PLANNED DEVELOPMENT FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER SEPTEMBER 8, 2003 IN BOOK 903, AT PAGE 3029, AS DOCUMENT NO. 589081, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND BY CERTIFICATE OF AMENDMENT RECORDED SEPTEMBER 10, 2003 IN BOOK 903, AT PAGE 4697, AS DOCUMENT NO. 589483, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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.

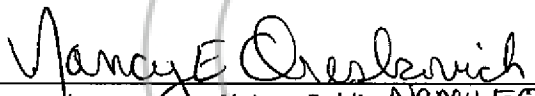
Subject to

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.

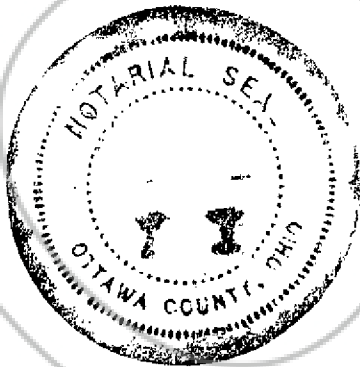

David L. Sperry

Kimberly A. Sperry

STATE OF Ohio)
COUNTY OF Erie) : ss.

This instrument was acknowledged before me on October 29, 2020 by **David L. Sperry and Kimberly A. Sperry.**


Notary Public Nancy E Oreskovich
(My commission expires: ~~September 10, 2020~~ 11/20)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2606414.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-26-002-056
 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: \$270,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$270,000.00
 d) Real Property Transfer Tax Due \$1,053.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: agent

Signature: _____

Capacity: _____

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

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

Print Name: David L. Sperry and Kimberly A. Sperry
 Address: 1104 Wayne Street
 City: SANDUSKI
 State: OH Zip: 44870

Print Name: Aura Group, LLC
 Address: 9120 Double Diamond Pkwy
 City: Reno
 State: NV Zip: 89521

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2606414 mk/ mk
 State: NV Zip: 89423

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