

DOUGLAS COUNTY, NV **2020-959242**
RPTT:\$19890.00 Rec:\$40.00
\$19,930.00 Pgs=5 12/31/2020 10:23 AM
FIDELITY NATIONAL TITLE - RAINBOW
KAREN ELLISON, RECORDER

APN: 1220-10-110-009 and 010

THIS INSTRUMENT WAS PREPARED
BY:

Kutak Rock LLP
8601 N. Scottsdale Rd., Suite 300
Scottsdale, AZ 85253

AFTER RECORDING, RETURN TO:
Grantee
c/o VEREIT, Inc.
2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016
Attn: Legal Department – Real Estate

Send Tax Bills to:
Grantee C/O
Ahern Rentals, Inc.
1401 Mineral Avenue
Las Vegas, NV 89106
Attention: Real Estate Department

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT DFA, LLC, a Nevada limited liability company, whose mailing address is 8350 Eastgate Road, Henderson, Nevada 89015, hereinafter referred to as "**Grantor**," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by **VEREIT REAL ESTATE, L.P.**, a Delaware limited partnership, whose mailing address is 2325 E. Camelback Road, 9th Floor, Phoenix, Arizona 85016, hereinafter referred to as "**Grantee**," has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Douglas County, Nevada, more particularly described on **Exhibit A** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments, mineral rights and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, mineral rights, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject only to those matters described on **Exhibit B** attached hereto and made a part hereof by this reference for all purposes but not any other title matters;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, only to those matters described on **Exhibit B** hereto.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

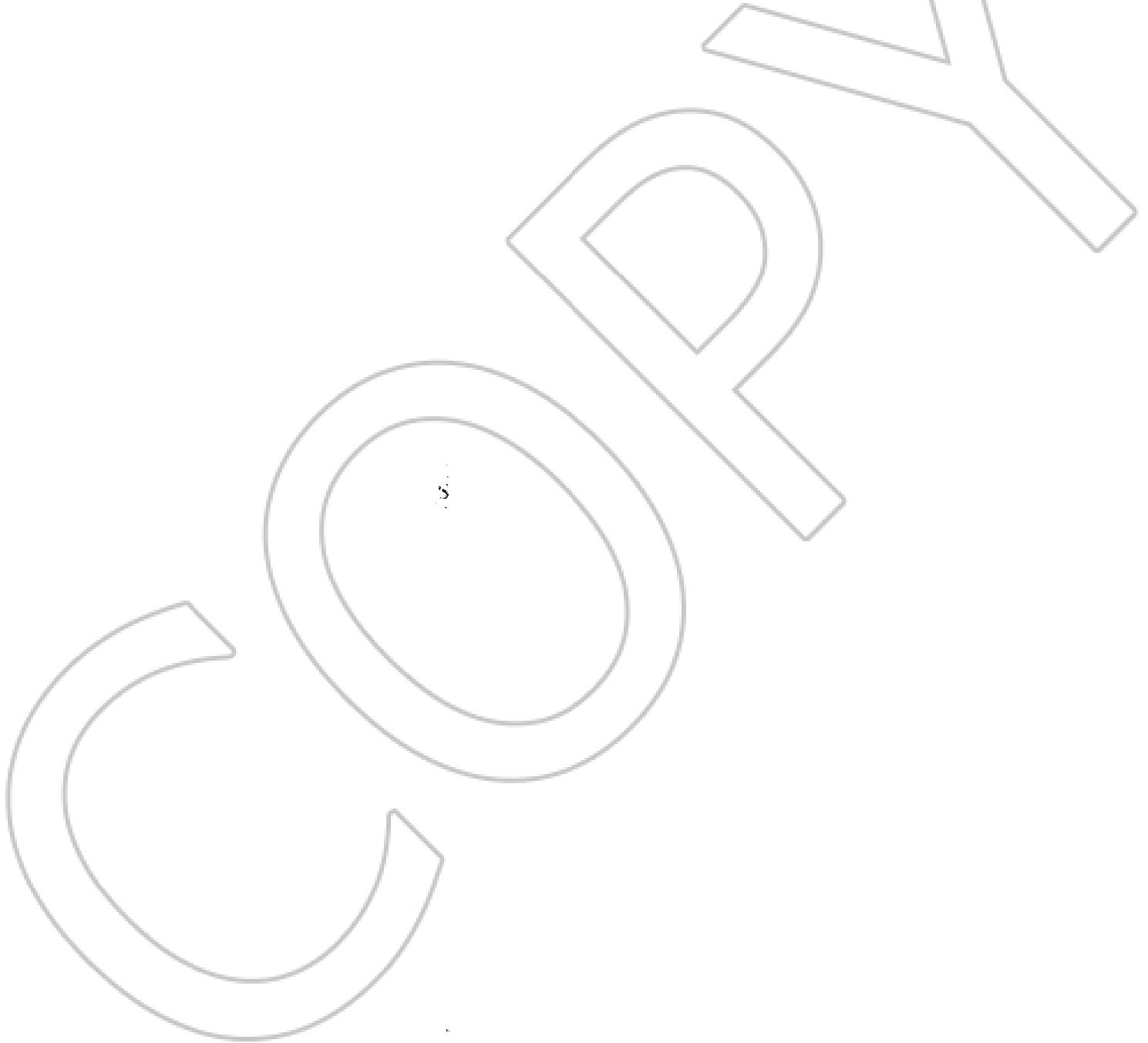


Exhibit A

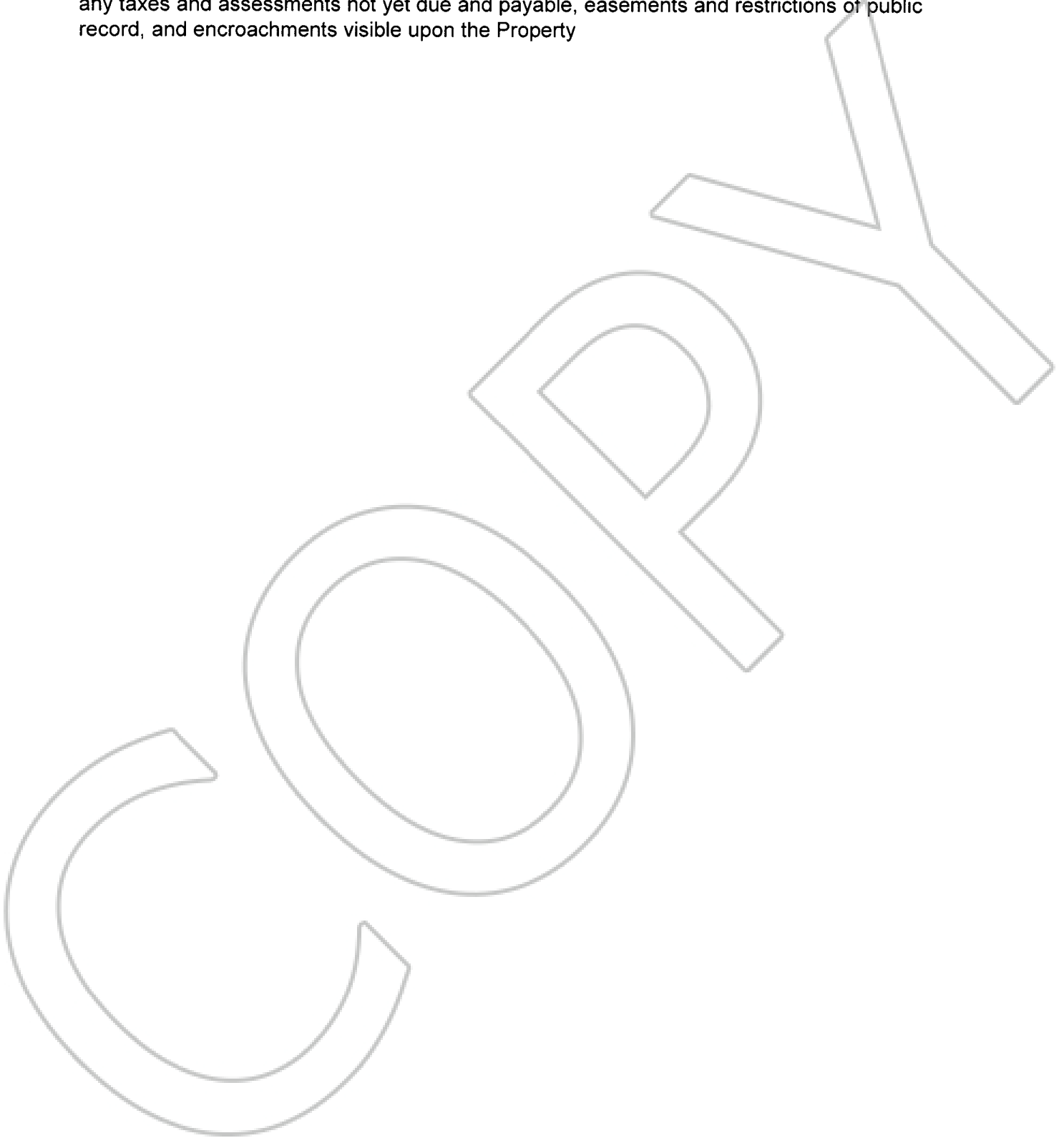
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 1-B1 and 1-B2 as set forth on Record of Survey #1 of Lot 1-B of Jewel Commercial Park Phase 1 (a Commercial Subdivision) for Charles N. Grant & Kathleen S. Grant, Trustees of the Charles N. Grant and Kathleen S. Grant Revocable Trust, u.t.d. September 6, 2006, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 6, 2007, in Book 1207, Page 1119, as Document No. 714402, Official Records. And amended by Certificate of Amendment, recorded December 18, 2007, in Book 1207, Page 3932, as Document No. 714995, Official Records.

APN: 1220-10-110-009 and 010

EXHIBIT B

any taxes and assessments not yet due and payable, easements and restrictions of public record, and encroachments visible upon the Property



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-10-110-009
 b. 1220-10-110-010
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 5,100,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 5,100,000.00
 d. Real Property Transfer Tax Due: \$ 19,890.00

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%

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 Grantor
 Signature [Handwritten Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: DFA, LLC, a Nevada limited liability copmany
 Address: 8350 Eastgate Road
 City, State, Zip: Henderson, NV 89015

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: VEREIT Real Estate, L.P., a Delaware limited partnership
 Address: 2325 E. Camelback Rd., 9th floor
 City, State, Zip: Phoenix, AZ 85016

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow No.: 110927G-001-JH4
 Address: 500 N. Rainbow Blvd., Suite 100
 City, State, Zip: Las Vegas, NV 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED