

APN: 1022-18-001-046

RPTT: \$3,393.00

Escrow No. 2012643

When Recorded Return to:

Fort Sage, LLC, a Nevada limited liability company

**6770 S. McCarran Blvd.
Reno, NV 89509**

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That HPS Properties LLC, a Nevada limited liability company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Fort Sage, 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:

See Exhibit "A" attached hereto and made a part hereof.

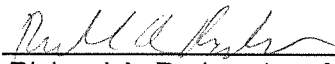
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

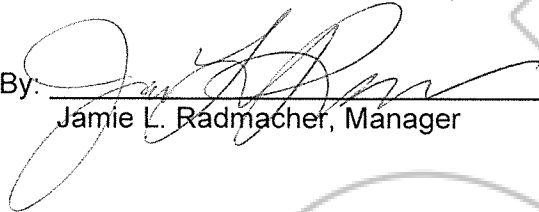
Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2012643
Page Two.

Witness our hands this 29th day of December, 2021.

HPS Properties LLC, a Nevada limited liability company

By: 
Richard A. Radmacher, Manager

By: 
Jamie L. Radmacher, Manager

STATE OF Nevada
COUNTY OF Washoe

This instrument was acknowledged before me on this 29th day of December, 2020,
by Richard A. Radmacher and Jamie L. Radmacher, as Managers of HPS Properties, LLC.**


NOTARY PUBLIC


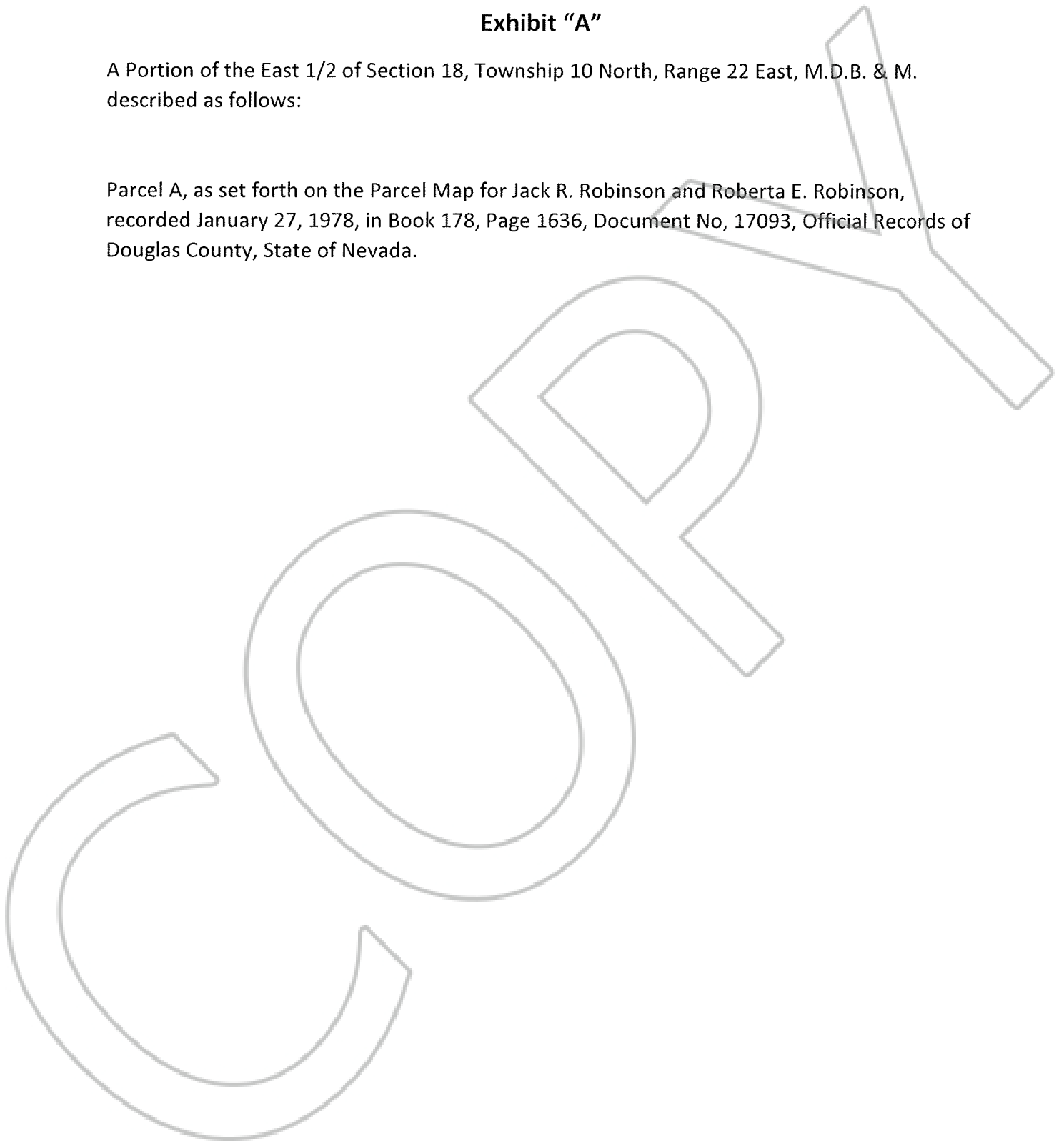
 JUANITA J. HARROWA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 93-3931-2- Expires June 5, 2021

Exhibit "A"

A Portion of the East 1/2 of Section 18, Township 10 North, Range 22 East, M.D.B. & M.
described as follows:

Parcel A, as set forth on the Parcel Map for Jack R. Robinson and Roberta E. Robinson,
recorded January 27, 1978, in Book 178, Page 1636, Document No, 17093, Official Records of
Douglas County, State of Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1022-18-001-046
 b.
 c.
 d.

2. Type of Property
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2 – 4 Plex |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial |
| g. <input type="checkbox"/> Agricultural | h. <input checked="" type="checkbox"/> Mobile Home |
| i. <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.
- | | |
|---|--------------|
| a. Total Value/Sales Price of Property | \$870,000.00 |
| b. Deed in Lieu of Foreclosure Only (Value of Property) | (\$ _____) |
| c. Transfer Tax Value | \$870,000.00 |
| d. Real Property Transfer Tax Due | \$3,393.00 |

4. If Exempt 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: Grantor

Signature: *[Signature]* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: HPS Properties LLC, a Nevada limited liability company

Address: 2280 Grass Valley HWY #342

City: Auburn

State: California

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fort Sage, LLC, a Nevada limited liability company

Address: 6770 S. McCarran Blvd.

City: Reno

State: Nevada

Zip: 89509

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

Print Name: Toiyabe Title File Number: 2012643

Address: 6774 S McCarran Blvd Suite 102

City: Reno State: NV Zip: 89509

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