

DOUGLAS COUNTY, NV **2021-960089**  
RPTT:\$8385.00 Rec:\$40.00  
\$8,425.00 Pgs=3 01/15/2021 02:15 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Ausnet Properties, LLC, a Colorado Limited Liability  
Company  
PO BOX 1392  
Genoa, NV 89411

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2009512-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-04-001-002  
R.P.T.T. \$8,385.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That 2567 Business Parkway, LLC, A Nevada Limited Liability  
Company

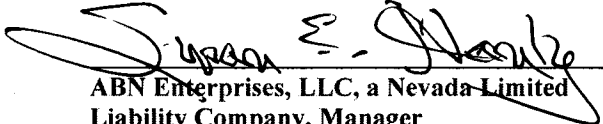
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Ausnet Properties, LLC, a Colorado Limited Liability Company

all that 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

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

Signature and notary acknowledgement on page two.

2567 Business Parkway, LLC, A Nevada  
Limited Liability Company


  
ABN Enterprises, LLC, a Nevada Limited  
Liability Company, Manager  
By : Susan E. Berch, Inc., Managing Member  
By: Susan E. Hanly, President

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on, 11/14/21 } ss:  
by Susan E. Hanly

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02009512.

 **RISHELLE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-54931-5 - Expires April 10, 2023

**EXHIBIT A  
LEGAL DESCRIPTION**

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

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 13 North, Range 20 East, in the County of Douglas, State of Nevada, being more particularly described as follows:

BEGINNING at the Most Southerly corner of Lot 7 in Block B of the CARSON VALLEY BUSINESS PARK PHASE I, recorded in Book 993, Page 3579, as Document No. 318019 of the Official Records of said Douglas County, said point being on the Northeasterly right-of-way line of Business Parkway, said corner also being on a curve concave to the Southwest and having a radius of 760.00 feet, a radial line through said corner bears North 39°14'10" East;

Thence Northwesterly along said right-of-way line through a central angle of 22°41'39" an arc distance of 301.03 feet to the most Westerly corner of said Lot 7 in Block B, a radial line through said corner bears North 16°32'31" East;

Thence North 40°08'16" East, 426.74 feet;

Thence South 79°21'34" East, 80.87 feet;

Thence South 25°25'30" East, 243.70 feet;

Thence South 40°08'16" West, 302.29 feet to the POINT OF BEGINNING.

Said land is also known as being Lot 7 in Block B as shown on the Official Map of Carson Valley Business Park Phase 1, recorded in the Office of the Douglas County Recorder, State of Nevada on September 21, 1993, in Book 993, Page 3579, as File No. 318019, Official Records, together with that portion of Mid Valley Parkway as abandoned on September 1, 1995, in Book 995, Page 42, as File No. 369679, Official Records.

Reference is hereby made to that certain Record of Survey Map in Support of a Boundary Line Adjustment, recorded on July 28, 1995, in Book 795, Page 4518, as File No. 367095, Official Records, wherein said land is shown as Lot 7A in Block B of Carson Valley Business Park Phase 1.

APN: 1320-04-001-002

Document No. 835109 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1320-04-001-002
- 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 ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)

\$2,150,000.00

)

\$ \_\_\_\_\_

Transfer Tax Value

\$2,150,000.00

Real Property Transfer Tax Due:

\$8,385.00

**4. If Exemption Claimed**

a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: 2567 Business Parkway, LLC, A Nevada Limited Liability Company

Address: PO BOX 489 Minden, NV 89423

City, State, Zip

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

Print Name: Ausnet Properties, LLC, a Colorado Limited Liability Company

Address: PO Box 1392 Genoa, NV 89411

City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2009512-RLT

Address: 1483 US Highway 395 N, Suite B

City, State, Zip: Gardnerville, NV 89410