

APN: 1420-05-201-011; and
1420-05-201-012

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

**WHEN RECORDED, RETURN TO
AND MAIL TAX STATEMENTS TO:**

JC VALLEY KNOLLS 2 LLC
c/o Jenuane Communities, L.L.C.
5400 Equity Avenue
Reno, Nevada 89502

(Space above line for Recorder's use)


GRANT, BARGAIN AND SALE DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, the undersigned, BIG GEORGE VENTURES, LLC, a Nevada limited liability company ("Grantor"), does hereby grant, bargain, sell and convey to JC VALLEY KNOLLS 2 LLC, a Nevada limited liability company ("Grantee"), that certain real property described on Exhibit A attached hereto ("Land"), together with all of Grantor's right, title and interest in and to all (i) structures, facilities, fixtures, and any other improvements located on or under the Land ("Improvements"), and (ii) tenements, hereditaments, rights, privileges, easements, access rights, rights-of-way and appurtenances used or connected with the Land or Improvements, including, without limitation, air rights, water and water rights, minerals and mineral rights, oil, gas and other hydrocarbon substances.

IN WITNESS WHEREOF, the undersigned has executed this Grant, Bargain and Sale Deed as of this 3RD day of FEBRUARY, 2021.

GRANTOR:

BIG GEORGE VENTURES, LLC,
a Nevada limited liability company

By: 
Name: Robbe Lehmann
Title: Manager

STATE OF NEVADA)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me
February 3, 2021, by Robbe Lehmann as
Manager of BIG GEORGE VENTURES, LLC, a Nevada limited liability company,
on behalf thereof.



Dena Reed
Notary Public

COPY

Exhibit A to Grant, Bargain and Sale Deed

Legal Description

Parcel No. 1:

All that certain real property situate in the Northwest 1/4 of Section 5, Township 14 North, Range 20 East, MDM and being a portion of Parcel 1, as shown on that certain Map of Division Into Large Parcels LDA 09-010, filed for Big George Ventures LLC, recorded June 10, 2009, in Book 609, Page 3114, as Document No. 744835, of Official Records of Douglas County, Nevada, and being described as follows:

Beginning at the northwest corner of said parcel 1;

Thence S. 89°08'50" E., 662.87 feet along the north line of said Parcel 1;

Thence continuing along said north line, S. 89°33'38" E., 188.12 feet;

Thence S. 00°05'20" E., 175.25 feet;

Thence along a tangent curve to the right having a radius of 160.00 feet, a central angle of 33°52'47" and an arc length of 94.61 feet;

Thence S. 33°47'27" W., 192.75 feet;

Thence along a tangent curve to the left having a radius of 350.00 feet, a central angle of 33°19'06" and an arc length of 203.53 feet;

Thence S. 00°28'21" W., 99.74 feet;

Thence along a tangent curve to the right having a radius of 150.00 feet, a central angle of 32°37'18" and an arc length of 85.40 feet;

Thence S. 33°05'39" W., 129.14 feet;

Thence along a tangent curve to the right having a radius of 150.00 feet, a central angle of 57°45'31" and an arc length of 151.21 feet;

Thence N. 89°08'50" W., 449.99 feet to the west line of said Parcel 1;

Thence N. 00°55'03" E., 977.85 feet along said west line to the Point of Beginning.

Reference is hereby made to that certain Record of Survey in Support of a Boundary Line Adjustment for Big George Ventures Inc., recorded December 7, 2020, as Document No. 2020-957850.

Said parcel is further shown as Parcel "M", on that certain Record of Survey in Support of a Boundary Line Adjustment for Big George Ventures Inc., recorded December 7, 2020, as Document No. 2020-957850.

Note: the above legal description previously appeared in Boundary Line Adjustment and Quitclaim Deed, recorded December 9, 2020, as Document No. 2020-957851, of Official Records.

Assessors Parcel No.: 1420-05-201-011

Exhibit A to Grant, Bargain and Sale Deed – continued

Parcel No. 2:

All that certain real property situate in the West 1/2 of Section 5, Township 14 North, Range 20 East, MDM, and being all of Parcel 2 and a portion of Parcel 1, as shown on that certain Map of Division Into Large Parcels LDA 09-010, filed for Big George Ventures, LLC, recorded June 10, 2009, in Book 609, Page 3114, as Document No. 744835, of Official Records of Douglas County, Nevada and being described as follows:

Beginning at the southwest corner of said Parcel 1;

Thence N. 01°03'12" E., 662.18 feet along the west line of said Parcel 1;

Thence continuing along said west line, N. 00°55'03" E., 347.90 feet;

Thence S. 89°08'50" E., 449.99 feet;

Thence along a tangent curve to the left having a radius of 150.00 feet, a central angle of 57°45'31" and an arc length of 151.21 feet;

Thence N. 33°05'39" E., 129.14 feet;

Thence along a tangent to the left having a radius of 150.00 feet, a central angle of 32°37'18" and an arc length of 85.40 feet;

Thence N. 00°28'21" E., 99.74 feet;

Thence along a tangent curve to the right having a radius of 350.00 feet, a central angle of 33°19'06" and an arc length of 203.53 feet;

Thence N. 33°47'27" E., 192.75 feet;

Thence along a tangent curve to the left having a radius of 160.00 feet, a central angle of 33°52'47" and an arc length of 94.61 feet;

Thence N. 00°05'20" W., 175.25 feet to the north line of said Parcel 1;

Thence S. 89°33'38" E., 144.05 feet along said north line;

Thence S. 00°46'54" W., 331.57 feet along the boundary of said Parcel 1 to the northwest corner of said Parcel 2;

Thence along the boundary of said Parcel 2 the following nine (9) courses:

1. S. 89°31'39" E., 332.00 feet;
2. N. 00°47'23" E., 331.76 feet;
3. S. 89°33'38" E., 664.17 feet;
4. S. 00°45'54" W., 1329.54 feet;
5. S. 01°08'36" W., 1323.56 feet;
6. N. 89°20'12" W., 664.00 feet;
7. N. 01°06'20" E., 330.94 feet;
8. N. 89°19'59" W., 332.08 feet;
9. N. 01°04'40" E., 330.94 feet to the southeast corner of said Parcel 1;

Thence N. 89°19'18" W., 997.05 feet along the south line of said Parcel 1 to the Point of Beginning.

Exhibit A to Grant, Bargain and Sale Deed - continued

Reference is hereby made to that certain Record of Survey in Support of a Boundary Line Adjustment for Big George Ventures Inc., recorded December 7, 2020, as Document No. 2020-957850.

Said parcel is further shown as Parcel "S", on that certain Record of Survey in Support of a Boundary Line Adjustment for Big George Ventures Inc., recorded December 7, 2020, as Document No. 2020-957850.

Note: the above legal description previously appeared in Boundary Line Adjustment and Quitclaim Deed, recorded December 9, 2020, as Document No. 2020-957851, of Official Records.

Assessors Parcel No.: 1420-05-201-012



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-05-201-012
 b) 1420-05-201-011
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$14,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$14,000,000.00
 d. Real Property Transfer Tax Due: \$54,600.00
 4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Big George Ventures, LLC, a Nevada limited liability company
 Address: 2240 Meridian Boulevard Ste B
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JC Valley Knolls 2 LLC, a Nevada limited liability company
 Address: 5400 Equity Avenue
 City: Reno
 State: Nevada Zip: 89502

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

Print Name: First Centennial Title Company of Nevada Esc. #: 235255-COM
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED