

The undersigned hereby affirms that this document submitted for recording does not contain personal information of any person or persons.



KAREN ELLISON, RECORDER

A.P.N. 1419-01-601-001
1419-01-601-004

When Recorded Return to:
Scott J. Heaton
P.O. Box 605
Carson City, NV 89702

Mail Tax Statements to:
Quail Creek Estates, Inc.
P.O. Box 1724
Carson City, NV 89702

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That CHEROKEE HILL, LLC, a Nevada Limited Liability Company, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to QUAIL CREEK ESTATES, INC., a Nevada Corporation, all that real property situate in the 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, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 8th day of FEBRUARY, 2021.

CHEROKEE HILL, LLC, a Nevada
Limited Liability Company

By: [Signature]
Keith Serpa, Manager

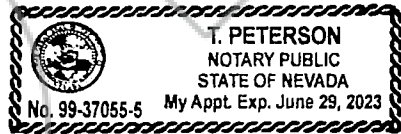
By: [Signature]
Sam Landis, Manager

STATE OF NEVADA)
DOUGLAS) ss.
~~CARSON CITY~~)

On 02/08, 2021, personally appeared before me, the undersigned, a Notary Public, KEITH SERPA, Manager of CHEROKEE HILL, LLC, who acknowledged to me that he executed the above instrument.

[Signature]
Notary Public

STATE OF NEVADA)
DOUGLAS) ss.
~~CARSON CITY~~)



On 02/08, 2021, personally appeared before me, the undersigned, a Notary Public, SAM LANDIS, Manager of CHEROKEE HILL, LLC, who acknowledged to me that he executed the above instrument.

[Signature]
Notary Public

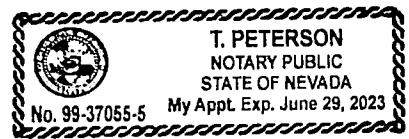


EXHIBIT "A"

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

Parcel 1

The North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 1, Township 14 North, Range 19 East, M.D.B. & M.

Note: Legal Description previously contained in Document No. 227988, recorded June 12, 1990 in Book 690, Page 1634, Official Records of Douglas County State of Nevada.

Parcel 2

A portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 14 North, Range 19 East, M.D.B. & M. more particularly described as:

Parcel D as shown on Parcel Map filed in the office of the Recorder of Douglas County, Nevada on March 4, 1976 as File No. 87622, Official Records of Douglas County, State of Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-01-601-001
 b) 1419-01-601-004
 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: <u>2/25/21</u>	
NOTES: <u>OK by Wendy to check</u> <u>J "Vacant Land"</u>	

3. Total Value/Sales Price of Property: \$ 2,000,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 2,000,000.00
 Real Property Transfer Tax Due: \$ 7,800.00

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 _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CHEROKEE HILL, LLC
 Address: P.O. Box 1724
 City: Carson City
 State: NV Zip: 89702

Print Name: QUAIL CREEK ESTATES, INC.
 Address: P.O. Box 1724
 City: Carson City
 State: NV Zip: 89702

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Scott J. Heaton Escrow # _____
 Address: P.O. Box 605
 City: Carson City State: NV Zip: 89702