

DOUGLAS COUNTY, NV **2021-964676**  
RPTT:\$3900.00 Rec:\$40.00  
\$3,940.00 Pgs=5 **04/01/2021 11:30 AM**  
OLD REPUBLIC TITLE (OREM)  
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Avanti Properties  
PO Box 805  
Carson City, NV 89705  
Assessor's Parcel No.: 1420-06-802-001  
1420-06-802-001

LS0025-CT

(Above space for recorder's use only)

Property No. 519-7767

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made this 9th day of February, 2021 by and between THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, Grantor, and Avanti Properties, LLC, a Nevada limited liability company, Grantee, whose address is PO Box 805, Carson City, NV 89705.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), to it in hand paid by the Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell unto the said Grantee, and to its heirs, successors and assigns forever, all that certain lot, parcel and piece of land situate, lying and being in the City of Carson City, County of Douglas, State of Nevada, and more particularly described on Exhibit "A", attached hereto.

Subject to: (i) any state of facts that an accurate and complete ALTA/ACSM Land Title Survey (with all Table A items) and/or physical inspection of the property might disclose, (ii) all zoning, regulations, restrictions, rules, and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land provided that the Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does the Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

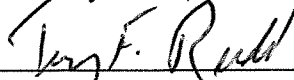
TOGETHER WITH the tenements, hereditaments and appurtenances belonging to such property, and the reversion and reversions, remainder and remainders, rents, issues and profits of such property.

TO HAVE AND TO HOLD, the property, together with the appurtenances unto the Grantee and to its heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the day and year first above written.

THE CHURCH OF JESUS CHRIST OF  
LATTER-DAY SAINTS, a Utah corporation  
sole, formerly known as Corporation of the  
Presiding Bishop of The Church of Jesus Christ  
of Latter-day Saints, a Utah corporation sole

By:

  
Authorized Agent Terry F. Rudd

STATE OF UTAH )  
 :ss  
COUNTY OF SALT LAKE )

On this 9th day of February, 2021, personally appeared before me Terry F. Rudel, personally known to me to be the Authorized Agent of the THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, who acknowledged to me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, and acknowledged to me that the said Corporation executed the same.

My Commission Expires: 6/9/2023

Lori Guerrero  
Notary Public in and for the  
State of Utah



**EXHIBIT "A" TO  
GRANT, BARGAIN AND SALE DEED**

A portion of the Southeast 1/4 of Section 6, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Parcel A as shown on Parcel Map for JACK BAY #2, filed in the office of the Douglas County Recorder on June 10, 1980 in Book 680, Page 974, as Document No. 45171, Official Records.



**NOTE**  
ALL PROPERTY CORNERS  
HAVE BEEN WITNESSED  
WITH WOOD LATH MARKED  
WITH ORANGE FLAGGING

PROPERTY CORNER  
FALLS 0.45' WEST  
OF 4' WIRE FENCE

APN 1420-06-702-004  
US FOREST SERVICE

APN 1420-06-301-020  
FRENCH

APN 1420-06-401-028  
KRAUSE

APN 1420-06-401-027  
KAPLAN

APN 1420-06-401-026  
CASTOR

APN 1420-06-401-025  
MARINO

APN 1420-06-401-024  
HICKS & LOVE

APN 1420-06-401-023  
FERGUSON

APN 1420-06-401-022  
SANCHEZ & QUIROZ

APN 1420-06-401-021  
WANG

APN 1420-06-802-001  
SUBJECT PARCEL  
(6.01± ACRES)

APN 1420-06-802-006  
CALIBER JACK LLC  
  
FOUND 5/8" REBAR WITH  
ILLEGIBLE CAP LOCATED  
S37°36'E 0.4' FROM RECORD  
POSITION WHERE A NEW  
60D NAIL WITH WHISKERS  
WAS SET

APN 1420-06-802-005  
CALIBER JACK LLC

FOUND 1" IRON PIPE

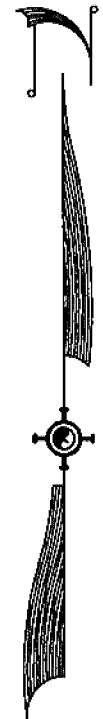
JACKS VALLEY ROAD

**LEGEND**

- FOUND 5/8" REBAR WITH CAP MARKED PLS 6899
- ▲ FOUND 5/8" REBAR WITH NO I.D. UNLESS NOTED OTHERWISE
- SET PK NAIL IN ASPHALT WALKING PATH
- EXTERIOR BOUNDARY OF SUBJECT PARCEL
- - - APPROXIMATE EXTERIOR BOUNDARY OF ADJACENT PARCEL
- x-x- FENCE

LINE	BEARING	DISTANCE
L1	S 66°54'20" W	69.72
L2	N 00°16'35" E	181.00

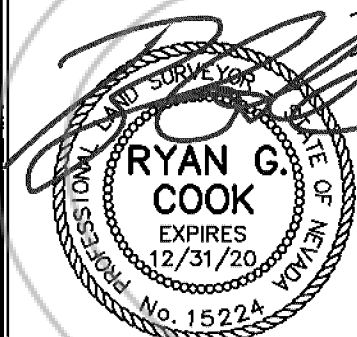
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	19°07'13"	530.00	176.87	89.26



1"=200'

**MAP REFERENCES:**

- 1) DOCUMENT 1980-45171
- 2) DOCUMENT 1999-461506
- 3) DOCUMENT 2000-489613



10-30-2020

FOUND BLM  
BRASS CAP

900 JACKS VALLEY RD  
DISPLAY OF 10/29/2020  
SURVEY RETRACEMENT

SCALE 1"=200'  
APN 1420-06-802-001



SHEET  
1  
OF  
1

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-06-802-001  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1,000,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \$1,000,000.00  
 Real Property Transfer Tax Due: \$ \$3,900.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # N/A  
 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 [Signature] Capacity Closing Officer  
 Signature [Signature] Capacity MANAGER

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

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

Print Name: \* \_\_\_\_\_  
 Address: 50 E. North Temple St., 12th Floor  
 City: Salt Lake City  
 State: Utah Zip: 84150

Print Name: Avanti Properties, LLC  
 Address: PO Box 805  
 City: Carson City  
 State: Nevada Zip: 89705

\*: The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

**COMPANY/PERSON REQUESTING RECORDING**  
(required if not the seller or buyer)

Print Name: Hillary Morgan / Old Republic Title Escrow # File 250025-CT  
 Address: 898 North 1200 West, Suite 101  
 City: Orem State: Utah Zip: 84057

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