

DOUGLAS COUNTY, NV **2021-966522**
 RPTT:\$0.00 Rec:\$40.00 **04/29/2021 11:02 AM**
 \$40.00 Pgs=2
 FELDMAN THIEL LLP
 KAREN ELLISON, RECORDER E09

APN: 1418-34-402-001

Recording requested by
 and when recorded, mail to:

Feldman Thiel LLP
 P.O. Box 1309
 Zephyr Cove, NV 89448

Mail Tax Statements to:

VHR 1141 Hwy 50, LLC
 P.O. Box 1035
 Zephyr Cove, NV 89448

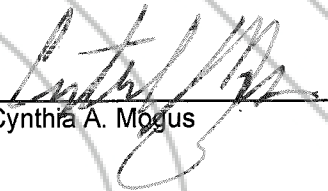
Above Space Reserved for Recording Information

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CYNTHIA A. MOGUS, an unmarried woman, does hereby grant to VHR 1141 HWY 50, LLC, a Nevada limited liability company, all that real property situated in Douglas County, State of Nevada, bounded and described as more particularly described as follows:

See Attached Exhibit A


Dated: 4/19/21



 Cynthia A. Mogus

STATE OF Nevada)
) ss.
 COUNTY OF Douglas)

This instrument was acknowledged before me on April 19, 2021, by Cynthia A. Mogus.


 Notary Public
 My Commission Expires: 7/13/2024

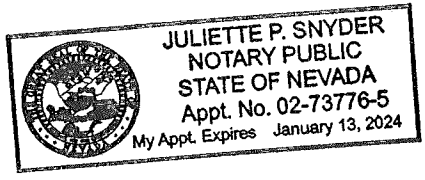


EXHIBIT A

A portion of the North Track of Lot 4, Section 34, Township 14 North, Range 18 East, M.D.B. & M., as shown on a Record of Survey recorded in the Office of the County Recorder, Minden, Nevada, more particularly described as follows:

Commencing at the South $\frac{1}{4}$ corner of Section 34, Township 14 North, Range 18 East, M.D.B. & M., said point also being the Southeast corner of Lot 4 of the aforesaid Section; thence North $0^{\circ}28'52''$ East, 1,309.94 feet to the Northeast corner of said Lot 4, said point being marked by a 2" capped iron pipe, said point also being the TRUE POINT OF BEGINNING; thence South $0^{\circ}28'52''$ West, 327.46 feet to the Southeast corner of Tract 4, said point being marked by a 2" capped iron pipe; thence $89^{\circ}55'35''$ West, 246.85 feet to the Easterly right of way line of U.S. Highway 50; thence along said right of way line on a curve to the right through a delta angle of $5^{\circ}22'54''$ the radius of which is 1,960 feet and the arc length of which is 184.10 feet to the end of the curve; thence North $5^{\circ}28'09''$ West along said right of way line 146.07 feet; thence leaving said right of way line South $89^{\circ}54'57''$ East, along the Northerly line of Lot 4 and Tract 4, 289.65 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying within Highway 50.

"IN COMPLIANCE WITH NEV ADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JANUARY 17, 1997, FILE NO. 404892, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

SUBJECT TO: RIGHTS OF WAY, RESERVATIONS, RESTRICTIONS, EASEMENTS, AND CONDITIONS OF RECORD.

APN: 1418-34-402-001

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-34-402-001
 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: 4/29/21 Operating Agr. Ok ~A.B.

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 9
 b. Explain Reason for Exemption: R&T Code 11925, transfer btwn individual/legal entity, proportional interest the same

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 Individual

Signature [Signature] Capacity Member - VHR 1141 Hwy 50 LLC

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

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

Print Name: Cynthia A Mogus
 Address: P.O. Box 1035
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: VHR 1141 Hwy 50, LLC
 Address: P.O. Box 1035
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Feldman Thiel Escrow # _____
 Address: P.O. Box 1309
 City: Zephyr Cove State: NV Zip: 89448

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