

DOUGLAS COUNTY, NV
RPTT:\$780.00 Rec:\$40.00
\$820.00 Pgs=3
2021-967708
05/19/2021 01:10 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-002-007
R.P.T.T.: \$780.00
Escrow No.: 21016637-DR
When Recorded Return To:
George and Monique Phillips Family Trust
dated June 23, 2014
230 Beverly Way
Gardnerville, NV 89460

Mail Tax Statements to:
George and Monique Phillips Family Trust
dated June 23, 2014
230 Beverly Way
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CVBP, LLC a Nevada limited liability company, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

George A. Phillips and Monique Y. Phillips, Trustees of George and Monique Phillips Family Trust dated June 23, 2014 and any amendments thereto

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 19 day of May, 2021.

CVBP, LLC a Nevada limited liability company

BY: [Signature]
Gary Cook
Manager

STATE OF NEVADA

^{1st}
COUNTY OF Carson City

This instrument was acknowledged before me on this 19th day of May, 2021, by Gary Cook, as Manager of CVBP, LLC a Nevada limited liability company, a Nevada Limited Liability Company.

[Signature]
Notary Public

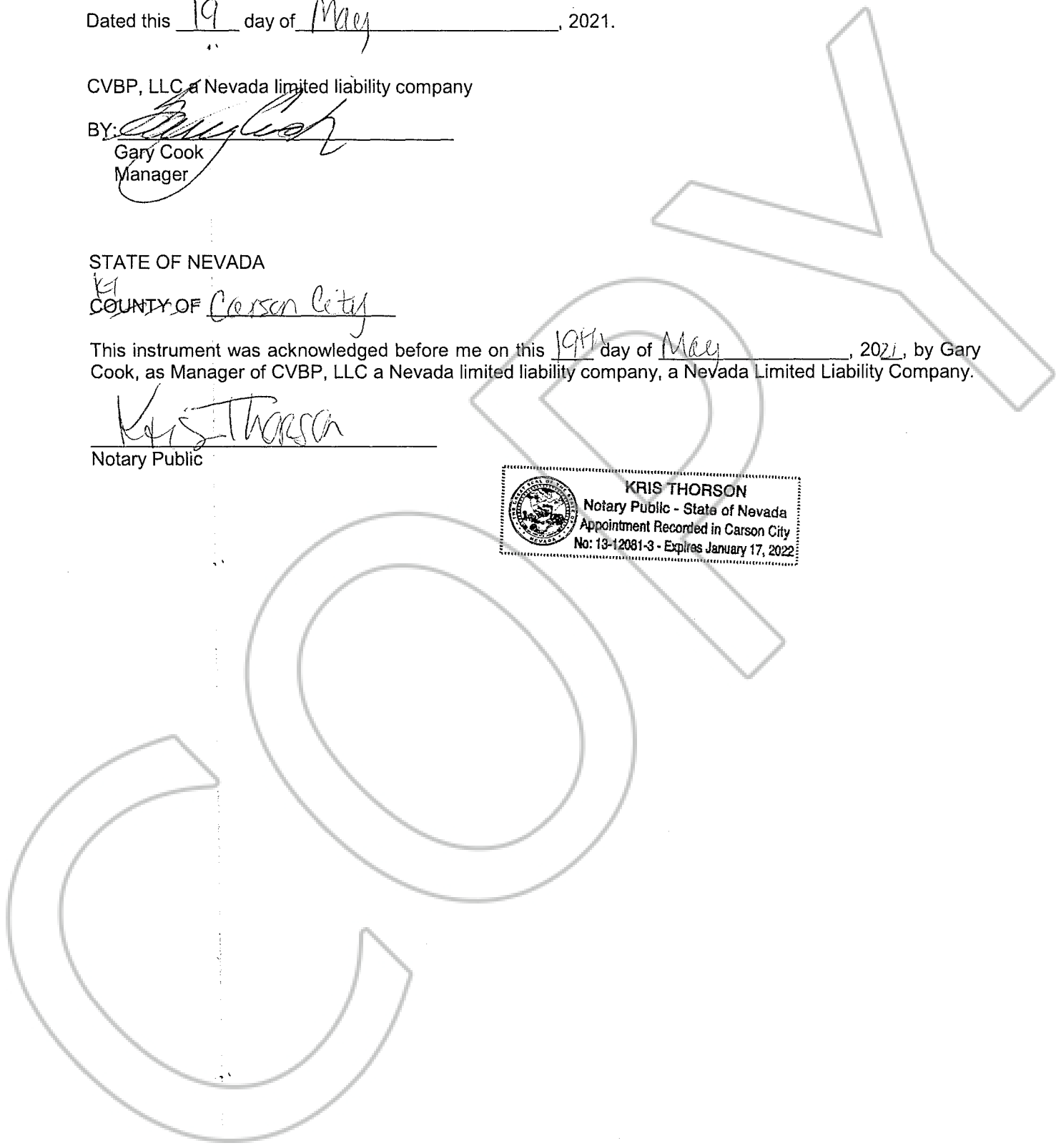
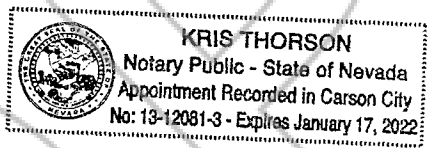


EXHIBIT A

Being that portion of the Northwest 1/4 of Section 4, Township 13 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Being a portion of the parcel delineated as "Remainder Block "K", with an area shown as 13.099 ac., on that certain "Record of Survey #10 for Carson Valley Business Park Phase 2", which was recorded as Document No. 2017-896314, in the Official Records of said Douglas County, being described as follows:

Beginning at the Southwesterly corner of Lot 78, as said Lot is shown on said "Record of Survey #10 for Carson Valley Business Park Phase 2", said corner being on the Easterly right of way line of Silver State Parkway;

Thence Southerly along said Easterly right of way line, S. 00°03'08" E., 189.77 feet to the True Point of Beginning;

Thence N. 89°56'52" E., 230.00 feet;

Thence S. 00°03'08" E., 171.74 feet to a point on the Northerly right of way line of Commerce Court, said Northerly right of way line being a curve concave to the Southeast and having a radius of 60.00 feet, a radial line through said point bears N. 00°03'08" W.,

Thence Westerly along said right of way line through a central angle of 35°39'32" and arc distance of 37.34 feet to a point of reversing curvature, a radial line through said point bears S. 35°42'40" E., said reversing curve being concave to the Northwest and having a radius of 100.00 feet;

Thence Southwesterly along said curve through a central angle of 35°39'33" an arc distance of 62.24 feet;

Thence S. 89°56'52" W., 86.73 feet to the beginning of a curve concave to the Northeast and having a radius of 50.00 feet;

Thence Northwesterly along said curve through a central angle of 90°00'00" an arc distance of 78.54 feet to a point on the Easterly right of way line of Silver State Parkway;

Thence Northerly along said right of way line N. 00°03'08" W., 151.74 feet to the True Point of Beginning.

Said Parcel is further shown as Lot 76 on "Record of Survey #15 for Carson Valley Business Park Phase 2, which was recorded April 22, 2021, as Document No. 2021-966009, Official Records, Douglas County, Nevada.

NOTE: Said metes and bounds legal description was prepared by Western Surveying Services, David Winchell, PLS, License No. 3209, in support of Record of Survey #15 for Carson Valley Business Park Phase 2", which was recorded April 22, 2021, as Document No. 2021-966009, Official Records, Douglas County, Nevada.

Assessors Parcel No.: a portion of 1320-04-001-130

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-002-007
 b) _____
 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: \$200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$200,000.00
 d. Real Property Transfer Tax Due: \$780.00

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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CVBP, LLC a Nevada limited liability company
 Address: 2400 Lockheed Way
 City: Carson City
 State: NV Zip: 89706

George A. Phillips and Monique Y. Phillips, Trustees of George and Monique Phillips Family Trust dated June 23, 2014 and any amendments thereto
 Print Name: thereto
 Address: 230 Beverly Way
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21016637-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703