

A portion of APN 1320-08-002-008

Recording Requested By and  
When Recorded Return to,  
and Mail Leasehold Condominium  
Unit Tax Statements (if any) to:

JCM Holdings LLC  
c/o John Milazzo  
1638 Broken Bow Rd.  
Garnerville, NV 89410

File No.: 1233290

(Space above line for recorder's use)

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CAMERON ANDRE KOLOS, TRUSTEE OF THE KOLOS FAMILY TRUST DATED SEPTEMBER 19, 1988, sometimes referred to as The Kolos Family Trust dated August 26, 1988 ("**Grantor**"), does hereby grant, bargain, sell, convey and transfer to JCM HOLDINGS, LLC, a Nevada limited liability company ("**Grantee**"), all right, title and interest in and to that certain property situate at 2319 P51 Court, City of Minden, County of Douglas, State of Nevada, more particularly described in Exhibit A attached hereto and made a part hereof ("**Property**").

TOGETHER with the tenements, hereditaments and appurtenances, including easements, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO all matters of public record, including, without limitation, the Condominium Declaration for Kolos Condominium, dated September 15, 2016 and recorded in the Official Records of Douglas County, Nevada on October 3, 2016, as Document No. 2016-888501 ("**Declaration**"), and the Land Lease described in the Declaration ("**Land Lease**"), all as amended from time to time.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto Grantee and to its successors and assigns forever, subject to all matters of public record.

[signatures on following page]

THIS DOCUMENT IS EXECUTED IN COUNTERPART

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

DATED as of JUNE 3, 2021.

**GRANTOR:**

CAMERON ANDRE KOLOS,  
TRUSTEE OF THE KOLOS FAMILY  
TRUST DATED SEPTEMBER 19, 1988

By:   
Cameron Andre Kolos, Trustee

The Kolos Owners Association, a Nevada nonprofit corporation, as lessee under the Land Lease and the owners association under the Declaration, hereby joins in the execution of this instrument to acknowledge Grantor's sole ownership of the condominium unit(s) described in Exhibit A and, to the extent necessary or appropriate on this initial sale of such condominium unit(s), to approve and consent to the sale and transfer of the condominium unit(s) by Grantor to Grantee, which transfer includes an undivided interest in the leasehold estate created by the Land Lease.

DATED as of \_\_\_\_\_, 2021.

KOLOS OWNERS ASSOCIATION, a  
Nevada nonprofit corporation

By: \_\_\_\_\_  
Sharon D. Kuhner, President

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

DATED as of \_\_\_\_\_, 2021.

**GRANTOR:**

CAMERON ANDRE KOLOS,  
TRUSTEE OF THE KOLOS FAMILY  
TRUST DATED SEPTEMBER 19, 1988

By: \_\_\_\_\_  
Cameron Andre Kolos, Trustee

The Kolos Owners Association, a Nevada nonprofit corporation, as lessee under the Land Lease and the owners association under the Declaration, hereby joins in the execution of this instrument to acknowledge Grantor's sole ownership of the condominium unit(s) described in Exhibit A and, to the extent necessary or appropriate on this initial sale of such condominium unit(s), to approve and consent to the sale and transfer of the condominium unit(s) by Grantor to Grantee, which transfer includes an undivided interest in the leasehold estate created by the Land Lease.

DATED as of June 3, 2021.

KOLOS OWNERS ASSOCIATION, a  
Nevada nonprofit corporation

By: Sharon D. Kuhner  
Sharon D. Kuhner, President

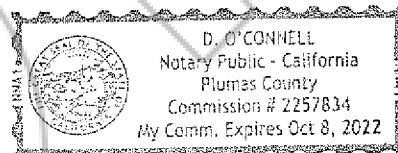
**"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."**

STATE OF California )  
 )ss  
COUNTY OF PLUMAS )

On 6/3, 2021 before me, D. O'CONNELL, Notary Public, personally appeared Sharon D. Kuhner who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

D. O'Connell

My Commission Expires: 10/8/22

*This area for official notarial seal*

Notary Name: D. O'CONNELL  
Notary Registration Number: 2257834

Notary Phone: 530-228-6773  
County of Principal Place of Business: PLUMAS

STATE OF IDAHO )  
County of Ada ) ss.

On this 3 day of June, 2021, before me, Nathan D. Large, a Notary Public in and for said state, personally appeared Cameron Andre Kolos, Trustee of the Kolos Family Trust dated September 19, 1988, sometimes referred to as The Kolos Family Trust dated August 26, 1988, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Nathan D. Large  
Notary Public for Idaho  
Residing at Meridian, ID  
My commission expires 3-5-26

**EXHIBIT A**

File No.: 1233290

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

**PARCEL 1:**

Condominium Hangars A and C, and Condominium Offices A, B, C and D, of the KOLOS CONDOMINIUM (a Commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for KOLOS CONDOMINIUM recorded October 3, 2016, as Document No. 2016-888501, Official Records, Douglas County, Nevada, and as further defined and described in such declaration, as amended or supplemented from time to time.

**PARCEL 2:**

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for KOLOS CONDOMINIUM (a Commercial leasehold condominium project) recorded October 3, 2016, as Document No. 2016-888501, Official Records, Douglas County, Nevada.

**PARCEL 3:**

An undivided interest in and to the Leasehold Estate as created by that certain Lease made by and between Minden-Tahoe Airport (Airport), Douglas County, Nevada (County) and Kolos Owners Association, a Nevada nonprofit corporation (Lessee) recorded October 3, 2016, as Document No. 2016-888500, Official Records, Douglas County, Nevada, subject to the terms and provisions contained in the lease, and any further amendments thereto.

APN: A PORTION OF 1320-08-002-008

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) A PORTION OF 1320-08-002-008  
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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
c. Transfer Tax Value:    \$ 0.00  
d. Real Property Transfer Tax Due                              \$ 0.00

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section #3  
b. Explain Reason for Exemption: LEASEHOLD INTEREST ONLY

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 Escrow Agent  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Cameron Andre Kolos, Trustee of The Kolos Family Trust dated September 19, 1988  
Address: 580 E. Eaglewoods Lane  
City: Eagle  
State: ID Zip: 83616

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: JCM Holdings, LLC, a Nevada limited liability company  
Address: 11038 Broken Bow Rd.  
City: Gardnerville  
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title Company Escrow # 1233290 WLD  
Address: 1362 Hwy 395, Suite 109  
City: Gardnerville State: NV Zip: 89410