

DOUGLAS COUNTY, NV

2021-970770

RPTT:\$780.00 Rec:\$40.00

\$820.00 Pgs=3

07/13/2021 01:53 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1320-04-001-142
R.P.T.T.: \$780.00
Escrow No.: 21017555-DR
When Recorded Return To:
MKR Carson City, LLC
1655 Spectrum Drive
Lawrenceville, GA 30043

Mail Tax Statements to:
MKR Carson City, LLC
1655 Spectrum Drive
Lawrenceville, GA 30043

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

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

MKR Carson City, LLC a Nevada limited liability company

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 1st day of July, 2021.

CVBP, LLC

BY: [Signature]

Gary Cook, Manager

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 1st day of July, 2021 by Gary Cook, as Manager of CVBP, LLC, a Nevada Limited Liability Company.

Cynthia Brewer
Notary Public

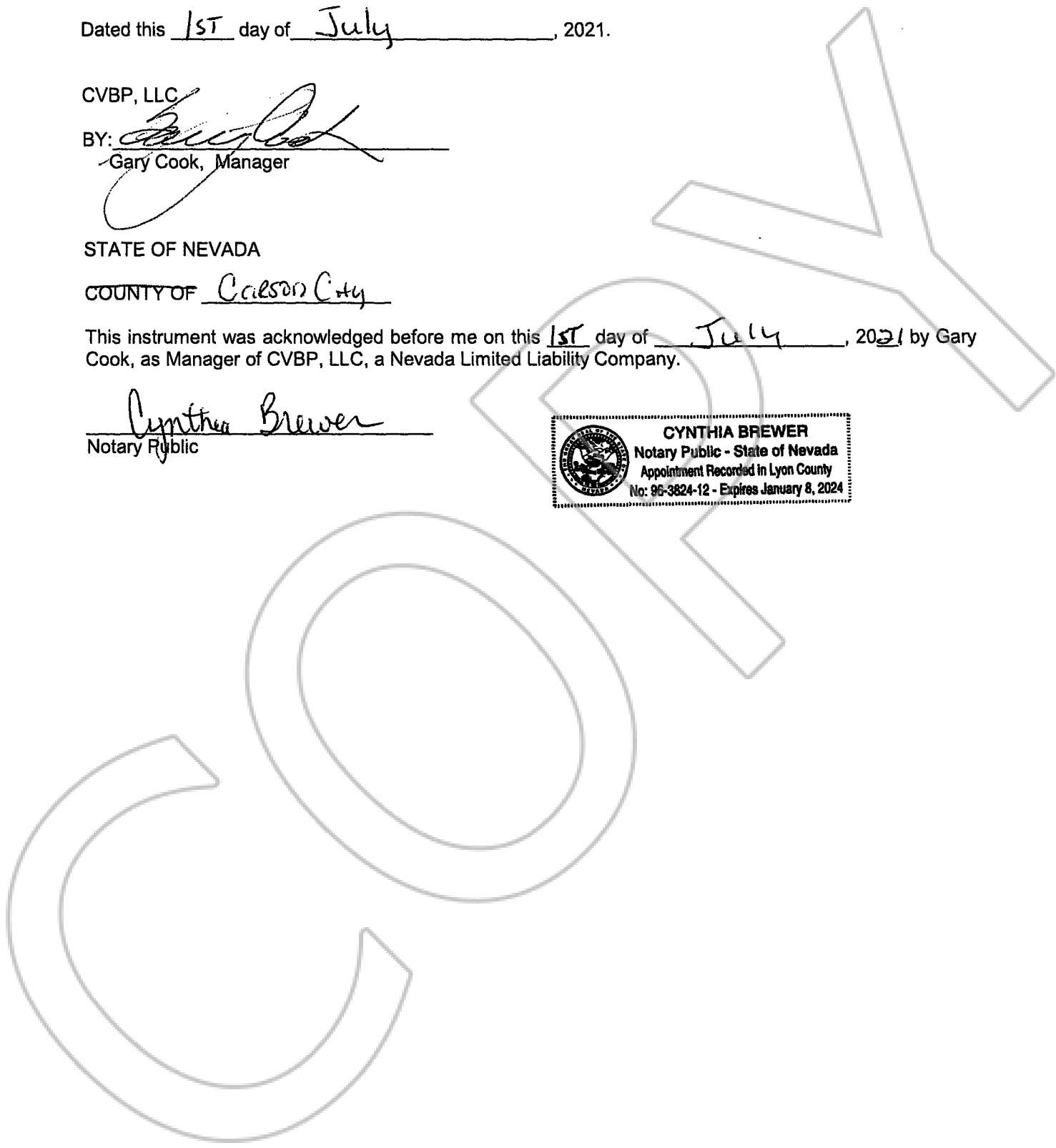


EXHIBIT A

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

Being that portion of the parcel delineated as "REMAINDER BLOCK K", with an area shown as 12.075 Ac., on that certain "RECORD OF SURVEY #15 FOR CARSON VALLEY BUSINESS PARK PHASE 2", which was recorded as Document No. 2021-966009 in the Official Records of said Douglas County, being described as follows:

Beginning at the Northwesterly corner of Lot 71 as said lot is shown on "RECORD OF SURVEY #8 FOR CARSON VALLEY BUSINESS PARK PHASE 2", which was recorded in Book 0407 at Page 5018 as Document No. 699279 in the Official Records of said Douglas County, said corner being on the Easterly right-of-way line of Silver State Parkway;

Thence Northerly along said Easterly right-of-way line N. $00^{\circ}03'08''$ W., 189.68 feet to the True Point of Beginning;

Thence continuing Northerly along said right-of-way line N. $00^{\circ}03'08''$ W., 151.30 feet to the beginning of a curve concave to the Southeast and having a radius of 50.00 feet;

Thence Northeasterly along said curve through a central angle of $90^{\circ}00'00''$ an arc distance of 78.54 feet to a point on the Southeily right-of-way line of Commerce Court;

Thence Easterly along said Southerly right-of-way line N. $89^{\circ}56'52''$ E., 86.73 feet to the beginning of a curve concave to the Southwest and having a radius of 100.00 feet;

Thence Southeasterly along said curve through a central angle of $35^{\circ}39'33''$ an arc distance of 62.24 feet to a point of reversing curvature, a radial line through said point bears S. $35^{\circ}36'25''$ W., said reversing curve being concave to the North and having a radius of 60.00 feet;

Thence Easterly along said curve through a central angle of $35^{\circ}39'32''$ an arc distance of 37.34 feet to a point on said curve, a radial line through said point bears S. $00^{\circ}03'08''$ E.;

Thence S. $00^{\circ}03'08''$ E., 171.30 feet;

Thence S $89^{\circ}56'52''$ W., 230.00 feet to the True Point of Beginning.

Said parcel is further shown as "Lot 73" on "RECORD OF SURVEY #16 for CARSON VALLEY BUSINESS PARK PHASE 2, which was recorded as Document No. 2021-967628 in the Official Records of said Douglas County.

Note: Per NRS 111.312, this legsl description was prepared by Western Surveying Services, whose mailing address ts PO. Box 6202, Gardnerville, Nevada 89460.

A portion of Assessor's Parcel No.: 1320-04-001-142

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-04-001-142
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$200,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$200,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$780.00</u> |

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: <u>CVBP, LLC</u>	Print Name: <u>M. Kelly Realty, LLC</u>
Address: <u>3289 Dartmouth Court</u>	Address: <u>1655 Spectrum Drive</u>
City: <u>Carson City</u>	City: <u>Lawrenceville</u>
State: <u>NV</u> Zip: <u>89703</u>	State: <u>Georgia</u> Zip: <u>30043</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21017555-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED