

APNs: 1220-10-610-014

[Formerly 1220-10-610-005 and portions of
1220-10-610-003 and 1220-10-610-002]

R.P.T.T. \$ _____

Escrow No. _____

DOUGLAS COUNTY, NV

2021-974546

RPTT:\$11085.75 Rec:\$40.00

\$11,125.75 Pgs=3

09/24/2021 03:18 PM

FIRST AMERICAN TITLE INSURANCE COMPANY -

KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO AND
MAIL TAX STATEMENT TO:**

NVA RE, LLC

29229 Canwood St.

Agoura Hills, CA 91301

The undersigned hereby affirm(s) that this document,
including any exhibits, submitted for recording does
not contain the social security number of any person or
persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED


FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **PEAPEG, LLC, a Washington limited liability company** ("Grantor") does hereby GRANT, BARGAIN and SELL to **NVA RE, LLC, a Delaware limited liability company** (whose address is: 29229 Canwood Street, Agoura Hills, California 91301), the real property situate in the County of Douglas, State of Nevada, described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all rights, entitlements, privileges, easements, tenements, hereditaments and appurtenances to the Property, including without limitation any water rights and mineral rights, and any reversions, remainders, rents, issues or profits thereof.

[SIGNATURE PAGE FOLLOWS]

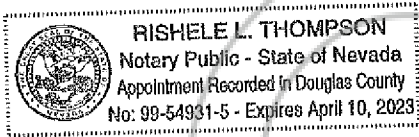
The Grant, Bargain and Sale Deed is executed as of the date of notarization of the signature immediately set forth below, but to be effective as the 22 day of September, 2021.

PEAPEG, LLC,
a Washington limited liability company

By: 
Name: MICHAEL E. PEGRAM
Its: MEMBER Manager

STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 22 day of September, 2021, by Michael E. Pegram as member of PEAPEG, LLC, a Washington limited liability company.




Notary Public
My Commission Expires: 4/10/2023

EXHIBIT "A"

Legal Description of Property

The land referred to herein below is situated in the County of Douglas, State of Nevada, and described as follows:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 3A AS SHOWN ON THE RECORD OF SURVEY FOR JEWEL COMMERCIAL PARK FILED FOR RECORD SEPTEMBER 23, 1997 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 422274, SAID POINT FALLING ON THE EAST LINE OF U.S. HIGHWAY 395;
THENCE ALONG SAID EAST LINE OF U.S. HIGHWAY 395, NORTH 44°45'21" WEST 375.79 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, CENTRAL ANGLE OF 74°20'37", AND AN ARC LENGTH OF 38.93 FEET TO A POINT ON THE EAST LINE OF CHARLOTTE WAY; THENCE ALONG SAID EAST LINE OF CHARLOTTE WAY, NORTH 29°35'16" EAST, 416.59 FEET;
THENCE SOUTH 44°45'21" EAST, 495.67 FEET TO A POINT ON THE EAST LINE OF LOT 6 AS SHOWN ON SAID RECORD OF SURVEY FOR JEWEL COMMERCIAL PARK;
THENCE SOUTH 43°58'01" WEST, 39.90 FEET;
THENCE SOUTH 60°24'44" EAST, 223.48 FEET TO A POINT ON THE WEST LINE OF VIRGINIA RANCH ROAD;
THENCE ALONG SAID WEST LINE OF VIRGINIA RANCH ROAD, SOUTH 29°35'16" WEST, 30.00 FEET;
THENCE NORTH 60°24'44" WEST, 234.32 FEET
THENCE SOUTH 49°27'35" WEST, 214.08 FEET;
THENCE SOUTH 29°35'16" WEST, 143.14 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS ADJUSTED LOT 3A OF RECORD OF SURVEY RECORDED AUGUST 25, 2021 AS INSTRUMENT NO. 973067

NOTE : THE ABOVE METES AND BOUNDS APPEARED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT GRANT BARGAIN, SALE DEED RECORDED AUGUST 25, 2021 AS INSTRUMENT NO. 973064

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. ~~1220-10-610-005,003,002~~
 b. 1220-10-60-014 (formerly 1220-10-610-005
 c. and portions of 1220-10-003 and 1220-10-610-002)
 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: _____ | |

3. a. Total Value/Sales Price of Property: \$ 2,842,290.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 2,842,290.00
 d. Real Property Transfer Tax Due: \$ \$11,085.75

4. **If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 MEMBER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: PEAPEG LLC
 Address: 1627 Hwy 395
 City: MINDEN NV.
 State: Zip: 89423

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: NVA RE, LLC
 Address: 2929 Canwood Street
 City: Agoura Hills, CA
 State: Zip: 91301

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: First American - Theresa Allen Escrow No.: NCS 1064001
 Address: 30 North LaSalle Street, Suite 2700
 City, State, Zip: Chicago, Illinois 60602

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED