

DOUGLAS COUNTY, NV **2021-977351**
RPTT:\$46353.45 Rec:\$40.00
\$46,393.45 Pgs=5 11/19/2021 01:30 PM
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

APN NO.: 1220-20-001-068

RECORDING REQUESTED BY:

The Nathanson Group PLLC
Attn: Randi S. Nathanson
600 University St., Ste. 2000
Seattle, Washington 98101

AND WHEN RECORDED MAIL TO:

The Nathanson Group PLLC
Attn: Randi S. Nathanson
600 University St., Ste. 2000
Seattle, Washington 98101

AND WHEN RECORDED MAIL TAX STATEMENTS TO:

INSPIRED SENIOR LIVING OF CARSON VALLEY DST
c/o Inspired Healthcare Capital
7047 E. Greenway Parkway, Suite 300
Scottsdale, AZ 85254

Affix RPTT:

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT: CARSON VALLEY SENIOR LIVING, LLC, a Nevada limited liability company, in consideration of the reasonable value, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to INSPIRED SENIOR LIVING OF CARSON VALLEY DST, a Delaware statutory trust, all that real property situated in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

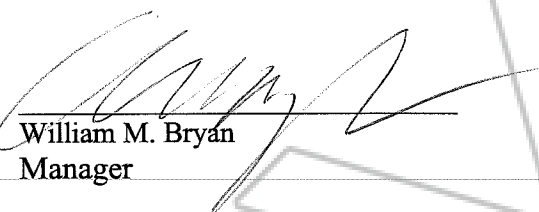
SUBJECT TO the matters described in Exhibit "B" hereto.

Dated effective as of November 17, 2021.

[REMAINDER OF THIS PAGE IS INTENTIONALLY RESERVED]

GRANTOR:

CARSON VALLEY SENIOR LIVING, LLC, a Nevada limited liability company

By: 
Name: William M. Bryan
Its: Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

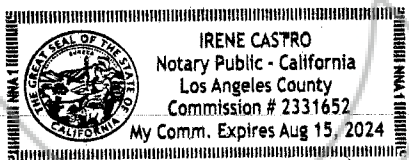
STATE OF CALIFORNIA

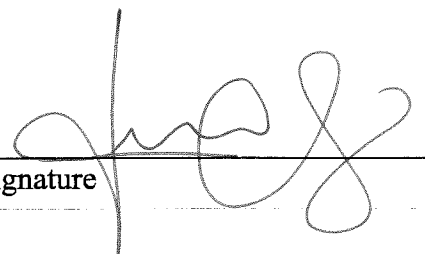
COUNTY OF Los Angeles

On NOV. 17, 2021, before me, Irene Castro, Notary Public, personally appeared William M. Bryan, 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

**EXHIBIT A TO DEED
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED GARDNERVILLE, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

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

PARCEL 1:

Parcel 3B-1C as set forth on Parcel Map No. 1009 for Bing Construction Co. of Nevada, according to the map thereof, filed in the office of the County Recorder for Douglas County, State of Nevada, on July 12, 1995, in Book 795, Page 1284, as Document No. 365966, Official Records.

PARCEL 2:

A non-exclusive easement for ingress and egress as shown on the Parcel Map No. 1009, recorded July 12, 1995 in Book 795, Page 1284 as Instrument No. 365966 in the Office of the Douglas County Recorder.

APN: 1220-20-001-068

**EXHIBIT B TO DEED
PERMITTED EXCEPTIONS**

1. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, payable in four (4) quarterly installments (due on or before 3rd Monday in August and 1st Monday in October, January and March, respectively) are as follows:

Assessor's Parcel No.: 1220-20-001-068

Fiscal Year: 2021-2022

Total Taxes: \$35,033.70

1st Installment:	\$ 8,758.44	PAID
2nd Installment:	\$ 8,758.42	PAID
3rd Installment:	\$ 8,758.42	NOT YET DUE AND PAYABLE
4th Installment:	\$ 8,758.42	NOT YET DUE AND PAYABLE

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes. None due and payable at the date of the Policy.

3. Any liens, charges or assessments levied by the Gardnerville Ranchos General Improvement District by reason that the Land is located within said district. None due and payable at the date of the Policy.

4. Any unpaid charges for Waste Management, plus any interest and/or penalties, which would create a lien and attach to said Land, pursuant to Nevada Revised Statutes. None due and payable at the date of the Policy.

5. Water rights, claims or title to water, whether or not disclosed by the public records.

6. Reservation of the right to drain any water that may cross the herein described property into existing drainage ditches as reserved by Marguerite Tush, an unmarried woman, also known as Marguerite Anderson in document:

Recording Date: July 30, 1981

Recording No.: Book 781, Page 1882, as Document No. 58695, Official Records

7. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 3 for Bing Construction Company of Nevada

Recording Date: November 23, 1993

Recording No.: Book 1193, Page 4841, Document No. 323362, Official Records

8. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 1009 for Bing Construction Co. of Nevada

Recording Date: July 12, 1995

Recording No.: Book 795, Page 1284, as Document No. 365966, Official Records

9. Terms, provisions and conditions as contained in an instrument Entitled: Annexation Agreement

By and Between: Bing Construction Company of Nevada and the Gardnerville Ranchos General Improvement District, a political subdivision of the County of Douglas, State of Nevada

Recording Date: April 5, 1996

Recording No.: Book 496, Page 1006, as Document No. 384916, Official Records

10. Terms, provisions and conditions as contained in an instrument Entitled: Order of Annexation

Executed by: Gardnerville Ranchos General Improvement District, Douglas County, State of Nevada

Recording Date: April 5, 1996

Recording No.: Book 496, Page 1031, as Document No. 384918, Official Records

11. Rights of tenants in possession, as tenants only, under unrecorded residential agreements.

12. Matters as set forth on an ALTA/NSPS Land Survey prepared by Terramark, Michael A. Hoffmann, PLS, dated September 30, 2021, designated as Job No. 21-08-01-19006, as follows:

- a) A monument sign extends up to 5.5 feet northerly into the right-of-way
- b) A vinyl fence extends up to 0.3 feet easterly into the neighboring property
- c) A vinyl fence extends up to 0.2 feet westerly into the neighboring property
- d) A wall extends up to 0.7 feet westerly into the neighboring property
- e) A shed lying in the southwesterly corner of said Land extends into to the Public Utility easement(s) shown on Parcel Map No. 3 for Bing Construction Company of Nevada and Parcel Map No. 1009 for Bing Construction Co. of Nevada, shown as exceptions 9 and 10 herein.
- f) Driveway extends up to 14.6 feet outside of the Parcel 2 easement area onto the easterly adjoining parcel.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-20-001-068
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| 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 |
| i) <input checked="" type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$ 11,885,500.00
Transfer Tax Value:	\$ 11,885,500.00
Real Property Transfer Tax Due:	\$ 46,353.45

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 %

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 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 <u>SIGNATURE PAGE ATTACHED</u>	Capacity <u>BUYER / GRANTEE</u>
Signature _____	Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Carson Valley Senior Living, LLC
Address: 1701 Sutro Terrace
City: Carson City
State: NV **Zip:** 89706

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Inspired Senior Living of Carson Valley DST
Address: 7047 E. Greenway Parkway, Suite 300
City: Scottsdale
State: NV **Zip:** 85254

COMPANY/PERSON REQUESTING RECORDING


(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, inc. **Escrow #** 02105778-TO
Address: 5441 Kietzke Lane, Suite 100
City: Reno **State:** NV **Zip:** 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

Buyer's Signature Page to Declaration of Value

INSPIRED SENIOR LIVING OF CARSON VALLEY DST,
a Delaware statutory trust

By:  _____

Name: Luke Lee

Its: Authorized Signatory

