

DOUGLAS COUNTY, NV **2022-979668**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=4 01/11/2022 11:40 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER E03

A.P.N. No.:	ptn of apn 1320-08-002-007
R.P.T.T.	\$ 0.00
File No.:	1533349 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Zephyrus Flyers, LLC	
3485 Zurich Court	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sharp Minden Hangars, LLC**, a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Zephyrus Flyers, LLC**, a Nevada limited liability company, all right, title, and interest in and to that certain property situate at 2202 Taxiway F, Unit 3, City of Minden, County of Douglas, State of Nevada, more particularly described in Exhibit "A" attached hereto and made a part hereof ("Property").

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. All matters of public record, including, without limitation, the Condominium Declaration for SHARP MINDEN HANGARS COMMUNITY, dated April 21, 2021 and recorded in the Official Records of Douglas County, Nevada on May 3, 2021, as Document No. 2021-966771 ("Declaration"), and the Ground Lease described in the Declaration.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 28, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Sharp Minden Hangars, LLC, a Nevada limited liability company

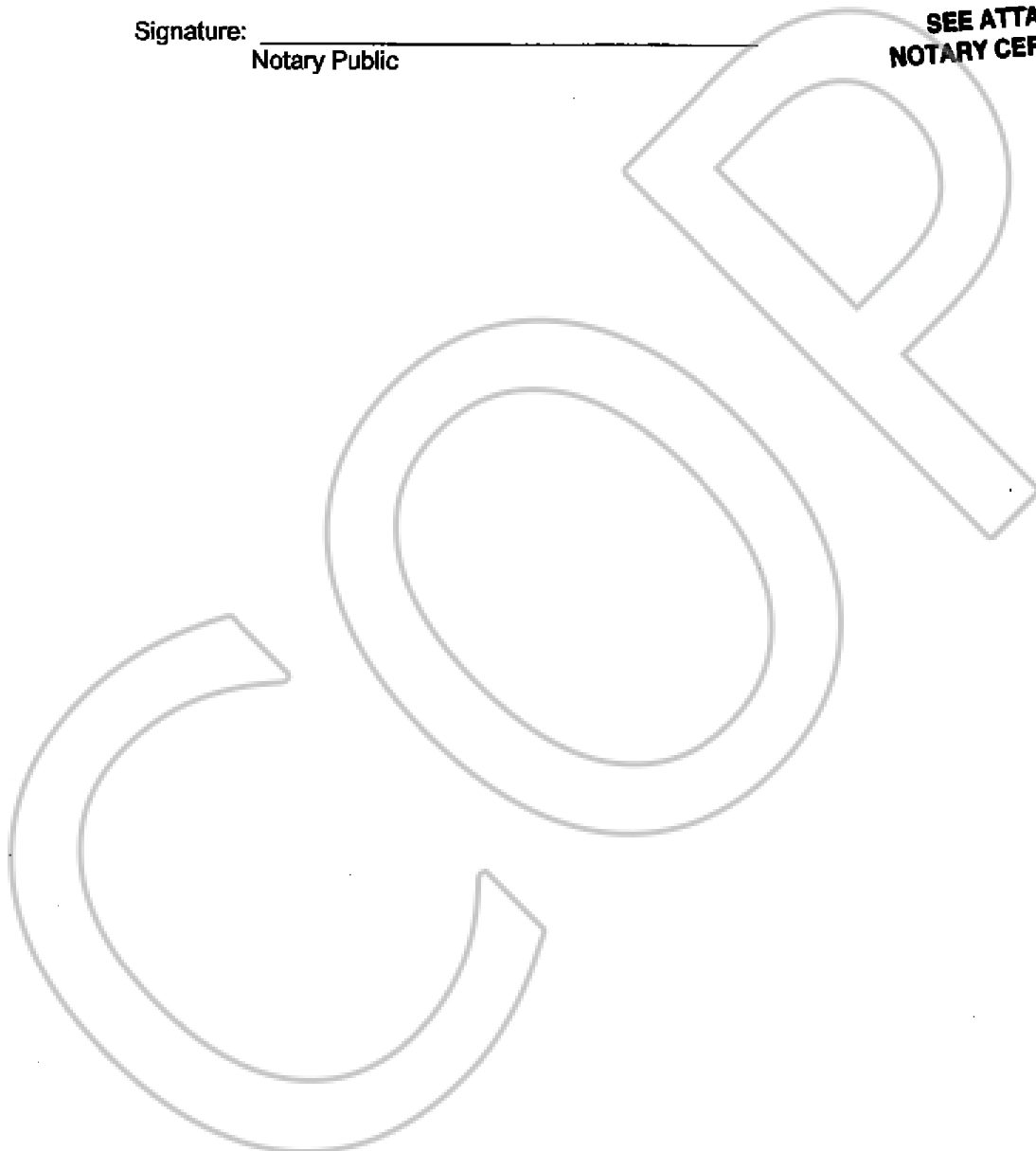
By: 
David Becker, Manager

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2021
By: David Becker

Signature: _____
Notary Public

**SEE ATTACHED
NOTARY CERTIFICATE**



ACKNOWLEDGMENT

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 El Dorado

On December 28, 2021 before me, T. Cantrell- Notary Public
(insert name and title of the officer)

personally appeared David Charles Becker
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 T. Cantrell (Seal)

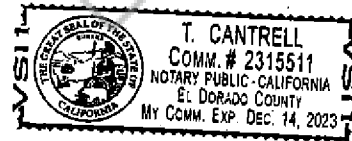


EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL 1:

Condominium Bay 3 in Hangar #2 of the SHARP MINDEN HANGARS COMMUNITY (a Commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration, recorded May 3, 2021, as Document No. 2021-966771, 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 SHARP MINDEN HANGARS COMMUNITY (A Commercial Leasehold Coindominium Project) May 3, 2021, as Document No. 2021-966771, Official Records, Douglas County, Nevada.

PARCEL 3:

An undivided interest in and to the Leasehold Estate as as created by that certain Lease executed by Douglas County Nevada, as Lessor and Sharp Minden Hangars LLC, a Nevada limited liability company, recorded on May 19, 2020, as Document No. 2020-946261, Official Records of Douglas County, Nevada, Official Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) ptn of apn 1320-08-002-007
 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 LEASEHOLD

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 117,500.00
 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: Sharp Minden Hangars, LLC, a Nevada limited liability company
 Address: 3174 Fairway Drive
 City: Cameron Park
 State: CA Zip: 95682

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Zephyrus Flyers, LLC, a Nevada limited liability company
 Address: 3485 Zurich Court
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1533349 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410