

APN: 1320-04-001-107

R.P.T.T. \$ N/A

ESCROW NO: N/A

RECORDING REQUESTED BY:

Carpenter, Hazlewood, Delgado & Bolen, LLP
James D. Atkinson
1550 Plaza West Drive
Prescott, AZ 86303

MAIL TAX STATEMENTS TO:

Same

When recorded mail to:

Carpenter, Hazlewood, Delgado & Bolen, PLC
James D. Atkinson
1550 Plaza West Drive
Prescott, AZ 86303

Space above for Recorder's use only.

SPECIAL WARRANTY DEED

(THIS INSTRUMENT IS EXEMPT FROM THE REQUIREMENTS OF N.R.S. §375.090 CONCERNING DECLARATION OF VALUE UNDER THE PROVISIONS OF N.R.S. §375.

THIS INDENTURE WITNESSETH: That

Wallport, LLC, a California limited liability company, as Grantor,

For only nominal consideration, does hereby convey to:

Wallport, LLC, an Arizona limited liability company, as Grantee,

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

SIGNATURES ON THE FOLLOWING PAGE

DATED this 5th day of January 2021.

Wallport, LLC, a California Limited Liability Company

By: Walter Burgess
Walter Burgess

Its: Manager

STATE OF Arizona)
) ss.
County of Yavapai)

The foregoing instrument was acknowledged before me this 5th day of January 2021, by Walter Burgess, the Manager of Wallport, LLC, a California limited liability company, the person to me known as the person described herein and who executed the foregoing instrument of behalf of such trust.

Witness my hand and official seal:

Tara Fort
Notary Public

My Commission Expires: Nov. 20, 2021

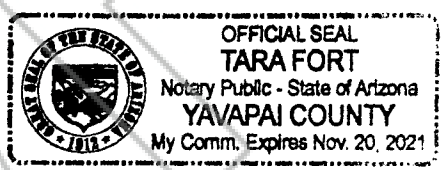


EXHIBIT A
TO
SPECIAL WARRANTY DEED

The following described real property situated in Douglas County, Minden, NV whose address is 2563 Precision Drive, Minden, Nevada 89423:

Parcel 1320-04-001-107:

Being a portion of Block K as shown on the Final Map #1015-2 for Carson Valley Business Park Phase 2, recorded in the office of the Douglas County Recorder, State of Nevada, on September 3, 1998, in Book 998, at Page 562, as File Number 448664, Official Records further described as follows:

Lots 51 and 52, as set forth on Record of Survey #7 for Carson Valley Business Park, Phase 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 27, 2004 in Book 0704, Page 11907, as Document No. 619925, and by Certificate of Amendment, recorded November 2, 2004, Book 1104, Page 1057, Document No. 628226.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-04-001-107
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" 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 |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Articles of Organ - ok ke</u>	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 1
 b. Explain Reason for Exemption: California LLC transferring prop. to Arizona LLC.
Members of both LLCs are identical. California LLC will dissolve after transfer

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 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 Walter Burgess Capacity: Walter Burgess, Manager
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED) BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: <u>Walport LLC, a California limited liability company</u>	Print Name: <u>Walport, LLC, an Arizona limited liability company</u>
Address: <u>14930 N. Forever View Lane</u>	Address: <u>14930 N. Forever View Lane</u>
City: <u>Prescott</u>	City: <u>Prescott</u>
State: <u>Arizona</u> Zip: <u>86305</u>	State: <u>Arizona</u> Zip: <u>86305</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Carpenter Hazlewood Escrow # N/A
 Address: 1550 Plaza West Dr.
 City: Prescott State: AZ Zip: 86305

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED