

A.P.N. No.:	portion of 1320-08-002-008
R.P.T.T.	\$ 0.00
File No.:	1694547 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Hangar C 2319 P51 Series of the PAX Designs LLC, a Nevada series limited liability company	
1493 Willow Creek Lane	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JCM Holdings, LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Hangar C 2319 P51 Series of the PAX Designs LLC, a Nevada series limited liability company**, all right, title and interest in and to that certain property situate at 2319 P51 Court, Hangar C, City of Minden, County of Douglas, State of Nevada, more particularly described as follows:

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

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

SUBJECT TO all matters of public record, including, without limitation, the Condominium Declaration for Kolos Condominium, dated September 15, 2016 and recorded in the Official Records of Douglas County, Nevada on October 3, 2016, as Document No. 2016-888501 and the Land Lease Described in the Declaration, all as amended from time to time.

Dated: June 17, 2022

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

JCM Holdings, LLC, a Nevada Limited Liability Company

John C. Milazzo
John C. Milazzo, Manager

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 17th day of June, 2022
By: John C. Milazzo

Signature: M. Bowlen
Notary Public


 M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 1694547

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

PARCEL 1:

Condominium Hangar C, of the KOLOS CONDOMINIUM (a Commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for KOLOS CONDOMINIUM, recorded October 3, 2016, as Document No. 2016-888501, 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 KOLOS CONDOMINIUM (A Commercial Leasehold Coindominium Project) recorded October 3, 2016, as Document No. 2016-888501, Official Records, Douglas County, Nevada.

PARCEL 3:

An undivided interest in and to the Leasehold Estate as created by that certain Lease made by and between Minden-Tahoe Airport (Airport), Douglas County, Nevada (County) and Kolos Owners Association, a Nevada nonprofit corporation (Lessee), recorded October 3, 2016, as Document No. 2016-888500, Official Records, Douglas County, Nevada, subject to the terms and provisions contained in the lease, and any further amendments thereto.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) portion of 1320-08-002-008
 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 \$ 450,000.00
 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 M Bowen Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: JCM Holdings, LLC, a Nevada limited liability company
 Address: 1638 Broken Bow Road
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Hangar C 2319 P51 Series of the PAX Designs LLC, a Nevada series limited liability company
 Address: 1493 Willow Creek Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1694547 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410