

<b>A.P.N. No.:</b>	1320-08-002-008
<b>R.P.T.T.</b>	\$ 0.00
<b>File No.:</b>	1728381 MMB
<b>Recording Requested By:</b>	
	Stewart Title Company
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
	William B. Spires and Paige B. Spires
	1061 Wisteria Drive
	Minden, NV 89423

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Wild Goose Limited Partnership**, a Nevada limited partnership for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **William B. Spires and Paige B. Spires, husband and wife, as joint tenants**, 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 follows:

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, remainders, rents, issues or profits thereof.

By acceptance of this Deed, Grantee acknowledges and agrees that the property is being conveyed "AS IS," "WHERE IS," with all faults and without any representation or warranty, express or implied, as to merchantability, fitness for a particular purpose or otherwise.

Dated: 7-21-2022

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

Wild Goose Limited Partnership, a Nevada limited partnership

Robert H. Brown, Jr.  
By: Robert H. Brown, Jr., President  
LPI Inc., General Partner

State of California )  
County of San Joaquin ) ss

This instrument was acknowledged before me on the 21<sup>st</sup> day of July, 2022  
By: Robert H. Brown, Jr.

Signature: Arielle Jaimee Hoffman  
Notary Public



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

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

**PARCEL 1:**

Condominium Unit's 2184-K and 2184-L of the Blue Sky Aircraft Condominium (a commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for Blue Sky Aircraft Condominium recorded April 18, 2014 in Book 414, Page 3866, as Document No. 841303, Official Records of Douglas County, State of Nevada.

**PARCEL 2:**

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for Blue Sky Aircraft Condominium (A Commercial Leasehold Condominium Project) recorded April 18, 2014 in Book 414, Page 3866, as Document No. 841303, Official Records of Douglas County, State of 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 First Financial Collateral, Inc. (Lessee) recorded November 5, 2012 in Book 1112, Page 813, as Document No. 812264, Official Records of Douglas County, State of 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) 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 35,000.00  
 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 MBowlen      Capacity Escrow Officer  
 Signature \_\_\_\_\_      Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Wild Goose Limited Partnership, a Nevada limited partnership  
 Address: P.O. Box 340  
 City: Lockeford  
 State: CA      Zip: 95237

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: William B. Spires and Paige B. Spires  
 Address: 1061 Wisteria Drive  
 City: Minden  
 State: NV      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company      Escrow # 1728381 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville      State: NV      Zip: 89410