

A.P.N. No.:	a portion of 1320-08-002-008
R.P.T.T.	\$ 0.00
File No.:	1807906 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Charlie Fecteau and Ryan Combs	
992 Riverview Drive	
Gardnerville NV89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Tri-Silver, LLC**, a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Charlie Fecteau, a married man as his sole and separate property and Ryan Combs, a single man, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Parcel 1:

Condominium Unit 2166-I of the MEV-ONE Hangar Condominium (a commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for MEV-ONE Hangar Condominium recorded on July 3, 2013 in Book 0713 at Page 659 as Document No. 826593 in the 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 MEV-ONE Hangar Condominium recorded on July 3, 2013 in Book 0713 at Page 659 as Document No. 826593 in the 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 MEV-ONE Hangar Owners' Association, Inc., a Nevada nonprofit corporation (Lessee) recorded July 3, 2013 in Book 0713 at Page 696 as Document No. 826594, Official Records of Douglas County, State of Nevada.

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: 9/23/22

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

Tri-Silver, LLC

Brent W. Silver

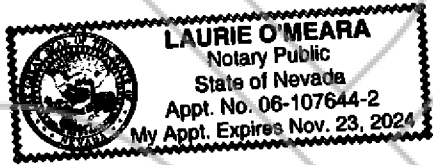
Brent W. Silver, Manager

State of Nevada)
County of ~~Douglas~~ ^{Washoe}) ss

This instrument was acknowledged before me on the 23 day of September, 2022
By: Brent W. Silver

Signature: Laurie O'Meara
Notary Public

My Commission Expires: 11-23-2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 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 INTEREST

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

3. a. Total Value/Sales Price of Property \$ 162,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 162,000.00
 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 W Bowen Capacity Escrow Officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Tri-Silver, LLC, a Nevada limited liability company
 Address: 2870 East Lakeridge Shores
 City: Reno
 State: NV Zip: 89519

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Charlie Fecteau and Ryan Combs
 Address: 992 Riverview Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1807906 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410