

A.P.N. No.:	1320-30-701-019
R.P.T.T.	\$63,180.00
Escrow No.:	22000111111
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Minden Inn, LLC, a Nevada limited liability company	
2604 Prater Way	
Sparks, NV 89431	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Minden Hotel LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Minden Inn, LLC, a Nevada limited liability company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

***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.

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: November 30th, 2022


MINDEN HOTEL LLC, A NEVADA LIMITED LIABILITY COMPANY

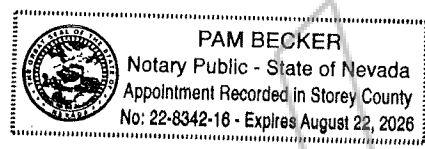


 Jaswinder Dhani
 Managing Member

 State of Nevada)
) ss.
 County of Washoe)

This instrument was acknowledged before me on ^{11/30/2022} the
By: Jaswinder Dhani

Signature: 
Notary Public
exp: 8/22/2026



COPY

EXHIBIT "A"
LEGAL DESCRIPTION

File Number: 22000111111

A parcel of land situate in the Town of Minden, County of Douglas, State of Nevada, described as follows:

Parcel 1:

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.M., more particularly described as follows:

BEGINNING at a point on the easterly line of Tract 'E' as shown on the Record of Survey to Accompany a Lot Line Adjustment for Minden Properties, Inc. filed for record May 17, 1991 in the office of Recorder, Douglas County, Nevada as Document No. 250947, a found 5/8" rebar with plastic cap PLS 1586;

Thence along said easterly line of Tract 'E', North 64°42'46" West, 14.18 feet;
Thence continuing along said easterly line, South 00°2'11" West, 134.60 feet;
Thence North 63°56'19" West, 40.98 feet;
Thence North 26°03'41" East, 39.50 feet;
Thence North 63°56'19" West, 119.80 feet;
Thence North 89°37'49" West, 29.56 feet;
Thence North 00°22'29" East, 101.50 feet;
Thence North 89°37'49" West, 45.50 feet;
Thence North 00°22'11" East, 123.00 feet;
Thence North 89°37'49" West, 19.50 feet;
Thence North 00°22'11" East, 18.50 feet;
Thence North 89°37'49" West, 48.50 feet;
Thence North 00°22'11" East, 43.00 feet;
Thence South 89°37'49" East, 49.50 feet;
Thence North 00°22'11" East, 39.50 feet;
Thence South 89°37'49" East, 63.50 feet;
Thence North 00°22'11" East, 9.00 feet;
Thence South 89°37'49" East, 20.00 feet;
Thence North 00°22'11" East, 12.00 feet;
Thence South 89°37'49" East, 25.00 feet;
Thence North 00°22'11" East, 55.99 feet;
Thence South 64°35'34" East, 96.85 feet;
Thence North 25°59'43" East, 2.47 feet to a point on the southerly line of Tract 'B-1' as shown on the Parcel Map for Raymond D. May filed for record December 23, 2004 in said office of Recorder as Document No. 632788;
Thence along said southerly line, South 64°00'17" East, 183.43 feet to the southeasterly corner of said Tract 'B-1';
Thence along the easterly line of Tract 'B-2' as shown on said Parcel Map and the easterly line of said Tract 'E', South 26°35'00" West, 291.00 feet to the POINT OF BEGINNING.

Said parcel is further described as Parcel 2 of Record of Survey to Support a Boundary Line Adjustment for Minden Gateway Center, LLC, as shown on map thereof recorded May 8, 2008 as Document No. 722798 in Book 1675, Page 508, Official Records.

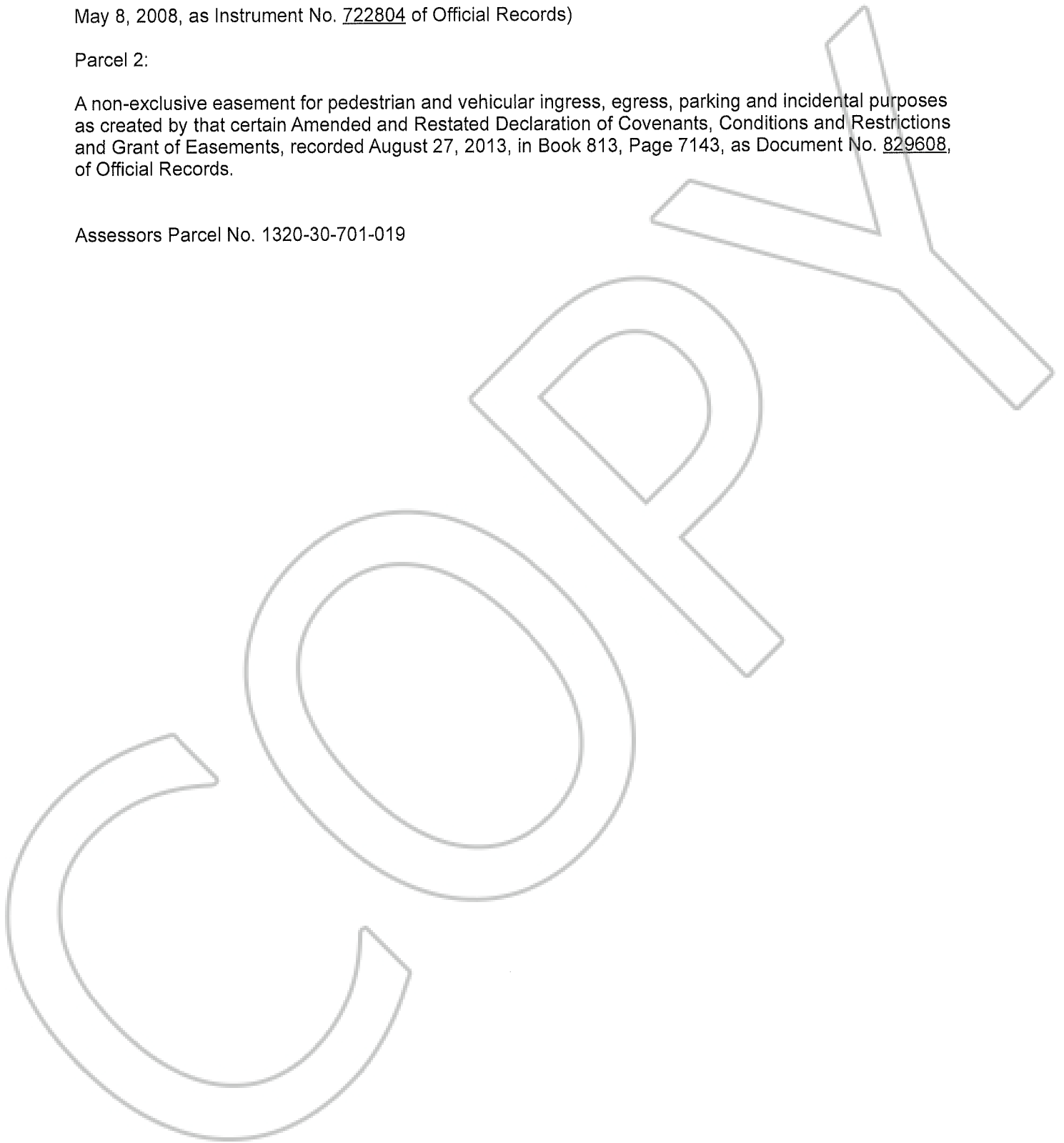
(Pursuant to NRS 111.312, the above legal description previously appeared in that certain Deed, recorded

May 8, 2008, as Instrument No. 722804 of Official Records)

Parcel 2:

A non-exclusive easement for pedestrian and vehicular ingress, egress, parking and incidental purposes as created by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions and Grant of Easements, recorded August 27, 2013, in Book 813, Page 7143, as Document No. 829608, of Official Records.

Assessors Parcel No. 1320-30-701-019



STATE OF NEVADA

DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
a) 1320-30-701-019
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
i) [x] OtherHOTEL

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sale Price of Property \$16,200,000.00
Deed in Lieu of Foreclosure Only (value of Property)
Transfer Tax Value: \$16,200,000.00
Real Property Transfer Tax Due: \$63,180.00

- 4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section
b. Explain Reason for Exemption:

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 Capacity Grantor

Signature Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Minden Hotel LLC, a Nevada limited liability company
Address: 2551 Manhattan Drive
City: Carson City
State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Minden Inn, LLC, a Nevada limited liability company
Address: 2604 Prater Way
City: Sparks
State: NV Zip: 89431

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: StewartTitle Guaranty Company - Commercial Services Escrow #: 22000111111
Address: 10345 Professional Circle, Suite 120 State: NV Zip: 89521
City: Reno