

A.P.N. No.:	1420-06-502-017
R.P.T.T.	\$ 0.00
File No.:	1830324 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Clear Creek Plaza DE, LLC, a Delaware limited liability company	
PO Box 1882	
Carson City, NV 89701	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged,

Clear Creek Plaza, LLC, a Nevada limited liability company

does hereby Grant, Bargain, Sell and Convey to

Clear Creek Plaza DE, LLC, a Delaware 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 made a part hereof.

*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: 11/23/22

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

Clear Creek Plaza, LLC, a Nevada limited liability company

Edgar J. Roberts

By: Edgar J. Roberts, Trustee of the Red Roberts Trust dated April 24th, 2003, Manager

State of Nevada)
) ss
County of Carson City)

This instrument was acknowledged before me on the 23rd day of Nov, 2022
By: Edgar J. Roberts, Trustee of the Red Roberts Trust dated April 24th, 2003, Manager of Clear Creek Plaza, LLC, a Nevada limited liability company

Signature: *[Signature]*
Notary Public

My Commission Expires: 4-1-25

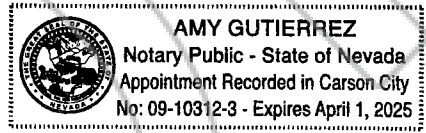


EXHIBIT "A" LEGAL DESCRIPTION

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

PARCEL 1:

All that certain parcel of land situate in Douglas County, Nevada, being a portion of Section 6, Township 14 North, Range 20 East, M.D.M., and being more particularly described as follows:

Commencing from a 2005 United States Department of the Interior Bureau of Land Management (BLM) brass cap being the center north 1 /16 corner of said Section 6;

Thence along the center section line of said Section 6 North 01°00'31" East, a distance of 833.43 feet;

Thence South 89°00'10" East, a distance of 80.00 feet to the Point of Beginning,

said point also being on the easterly right-of-way line of Vista Grande Boulevard and the northwest corner of Parcel 1 as shown on Parcel Map LDA 07-062 for Outlot Walmart Store #1648, filed for record October 7, 2009 as Document No. 751901 in the office of the Douglas County Recorder;

Thence along said easterly right-of-way line North 01°00'31" East, a distance of 99.40 feet;

Thence leaving said easterly right-of-way line North 78°56'05" East, a distance of 1 ,267 .29 feet to a point on the east 1 /16 line of said Section 6 as referenced on the Record of Survey to support a boundary line adjustment for Edgar S. Roberts, filed for record February 9, 2001 as Document No. 508502 in the office of the Douglas County Recorder;

Thence along said east 1/16 line South 01°05'05" West, a distance of 186.13 feet to the northwest corner of Government Lot 7 as shown on the Plat of the United States Department of the Interior Bureau of Land Management (BLM) Dependent Resurvey and Subdivision of Sections 5, 6 and 7 of Township 14 North,

Range 20 East, of the Mount Diablo Meridian, Nevada dated April 29, 1966;

Thence along the north line of said Government Lot 7 South 89°40'53" East, a distance of 329.99 feet to the northerly corner common with said Government Lot 7 and the fractional Government Lot 8 as shown

on said Record of Survey to support a boundary line adjustment for Edgar S. Roberts;

Thence along the westerly line of said fractional Government Lot 8 South 01°03'51" West, a distance of 15.71 feet to a point on the westerly right-of-way line of ,US Highway 395;

Thence along said westerly right-of-way line South 08°32'21" West, a distance of 358.78 feet;

Thence leaving said westerly right-of-way line North 89°00'10" West, a distance of 268.76 feet;

Thence southwesterly along a curve to the left having a radius of 24.50 feet, a central angle of 90°00'00" and an arc length of 38.48 feet to a point on the easterly line, of said Parcel 1 of Parcel Map LDA 07-062 and also being common with the westerly line of Adjusted 13-210-06 of said Record of Survey to support a boundary line adjustment for Edgar S. Roberts;

Thence along said common line non-tangent from preceding course, North 00°59'50" East, a distance of 170.04 feet;

Thence northwesterly along a curve to the left having a radius of 55.50 feet, a central angle of 90°00'00" and an arc length of 87.18 feet to a point on the northerly line of said Parcel 1 of Parcel Map LDA 07-062

and also being common with the southerly line of said Adjusted 13-210-06;

Thence along the said common line between said Parcel 1 and said Adjusted 13-210-06 the following six (6) courses and distances;

North 89°00'10" West, a distance of 620.50 feet;

North 00°59'50" East, a distance of 8.33 feet;

North 89°00'10" West, a distance of 340.00 feet;

South 00°59'50" West, a distance of 18.50 feet;

Southwesterly along a curve to the right having a radius of 1.50 feet, a central angle of 90°00'00" and an arc length of 2.36 feet;

North 89°00'10" West, a distance of 211.15 feet to the Point of Beginning,

This description is referenced with the Record of Survey for Clear Creek Plaza, LLC filed for record November 18, 2022 as Document No. 991762 in the office of the Douglas County Recorder.

Basis of Bearings

The basis of bearings for this survey is based on the Nevada State Plane Coordinate System, West Zone NAD 83(2011) epoch 2010.0000, scaled to ground around 0.00n, 0.00e by the combined scale factor of 1.00020000 as measured from the Douglas County Control Point No.1 as referenced from the GPS Record of Survey for Douglas County, filed for record August 4, 2022 as Document No. 988160 in the office of the Douglas County Recorder.

Bearings are rotated 00°43'56" clockwise from record bearings as shown on the Record of Survey to support a boundary line adjustment for Edgar S. Roberts, filed for record February 9, 2001 as Document No. 508502 in the office of the Douglas County Recorder.

Prepared by: Todd A. Enke, PLS No. 19734
Resource Concepts, Inc.
340 N. Minnesota St.
Carson City, NV 89703
(775) 883-1600

PARCEL 2:

A 40' roadway easement as set forth in deeds recorded as Document Numbers 2457, in Book 876, Page 640, on August 13, 1976 and 132063, in Book 386, Page 1063, on March 12, 1986, Official Records of Douglas County, State of Nevada. Together with all rights for cross access and parking as set forth in that certain "Easements with Covenants and Restrictions Affecting Said Land" ("ECR"), recorded on February 21, 2001, in Book 201, Page 2028, as Document Number 508581.

Excepting therefrom any portion of the above easements located within Parcel 1 above.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-06-502-017
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Operating Agmt ok -js</u>	

3. a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section X 9
 b. Explain Reason for Exemption: Transfer without consideration from parent entity to subsidiary entity in which the parent entity is 100% managing member of subsidiary entity

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  Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Clear Creek Plaza LLC, a Nevada limited liability company
 Address: PO Box 1882
 City: Carson City
 State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Clear Creek Plaza DE, LLC, a Delaware limited liability company
 Address: PO Box 1882
 City: Carson City
 State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1830324 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701