

APN: 1320-27-001-008

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

**MAIL TAX STATEMENTS TO:**

1728 ORBIT WAY, LLC  
1728 Orbit Way  
Minden, NV 89423

**GRANT, BARGAIN AND SALE DEED**

WILLIAM M. SHRUM, III AND KIM SHRUM, TRUSTEES OF THE K. & W. SHRUM 1998 TRUST, U/I/D JANUARY 29, 1988 ("Grantors") do hereby GRANT, BARGAIN, SELL and CONVEY to 1728 ORBIT WAY, LLC, A NEVADA LIMITED LIABILITY COMPANY ("Grantee"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

All that real property described on Exhibit "A" attached hereto and incorporated herein by reference.


*Pursuant to NRS §111.312, this legal description was previously recorded on February 26, 1998, as Document No. 0433554, Book 0298, Page 5023, in the Official Records of Douglas County.*

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

DATED this 5th day of December, 2022.

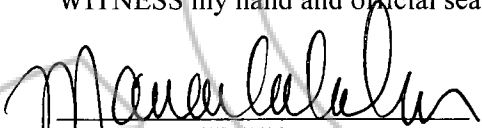
  
WILLIAM M. SHRUM, III

  
KIM SHRUM

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on Dec 5, 2022, by WILLIAM M. SHRUM and KIM SHRUM.

WITNESS my hand and official seal.

  
NOTARY PUBLIC

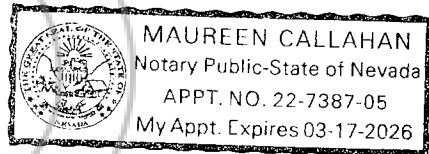


EXHIBIT A  
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1

A parcel of land located within a portion of Section 27, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a 5/8" rebar and cap RLS 3579 at the Northwest corner of Parcel No. 1-A as shown on the Record of Survey for Bently Nevada Corporation as recorded in Book 994 at page 960 as document No. 345635, from which the Northwest corner of said Section 27 bears North 04°22'20" East, 983.94 feet; thence South 89°47'54" East, 2282.25 feet to the Westerly line of Parcel 2-A per said Document No. 345635; thence South 00°08'20" West, 691.78 feet to the Southwest Corner of Adjusted Parcel 3-A; thence South 89°16'45" East, 259.19 feet; thence south 02°02'19" West, 60.02 feet to THE POINT OF BEGINNING; thence continuing South 02°02'19" West, 401.00 feet; thence North 89°16'45" West, 323.55 feet; thence North 02°02'19" East 404.00 feet; thence South 89°16'45" East, 323.55 feet to THE POINT OF BEGINNING.

Assessors Parcel No. 23-530-12

Said land is also shown as Adjusted Parcel 1-A on the Record of Survey to support a boundary line adjustment for Bently Nevada Corporation filed for record April 21, 1995 on Book 495, Page 3275 as Document No. 360668, Official Records of Douglas County, Nevada.

PARCEL 2

Together with an access easement as depicted on the Final Map of Bently Science Park recorded December 12, 1995 in Book 1295, Page 1534, as Document No. 376672, Official Records, Douglas County Nevada

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-27-001-008  
 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  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>12/6/22 Operating Agr. Ok~A.B.</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \_\_\_\_\_  
 Real Property Transfer Tax Due: \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 9  
 b. Explain Reason for Exemption: Conveyance of real property to a corporation or other business if the person conveying the property owns 100% of the corporation.

5. Partial Interest: Percentage being transferred: 100.0 %

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 874.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Attorney for Grantor

Signature \_\_\_\_\_ Capacity Attorney for Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: William M Shrum III  
 Address: 1728 Orbit Way  
 City: Minden  
 State: NV                      Zip: 89423

Print Name: 1728 Orbit Way, LLC  
 Address: 1728 Orbit Way  
 City: Minden  
 State: NV                      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Kenneth R. Jillson, Esq. Alling & Jillson, Ltd.    Escrow # \_\_\_\_\_  
 Address: 276 Kingsbury Grade Suite 2000, Po Box 3390  
 City: Lake Tahoe                      State: NV                      Zip: 89449

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)