

A.P.N. No.:	a portion of 1320-08-002-008
R.P.T.T.	\$ 0.00
File No.:	2111292 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Charles D. Robbins, Trustee of the Robbins Family Trust, dated June 25, 1996	
1061 Waterloo Lane	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Decathlon Hangar, LLC, a New York Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Charles D. Robbins, Trustee of the Robbins Family Trust, dated June 25, 1996, 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.

Dated: August 21, 2023

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

Decathlon Hangar, LLC

Jonathan Sabin, Manager

State of New York)
County of Suffolk) ss

This instrument was acknowledged before me on the 21~~st~~ day of August, 2023
By: Jonathan Sabin.

Signature: Marc Pane
Notary Public

My Commission Expires: 10/7/25

MARC DANIEL PANE
NOTARY PUBLIC-STATE OF NEW YORK
No. 02PA6288209
Qualified in Suffolk County
My Commission Expires 10-07-2025

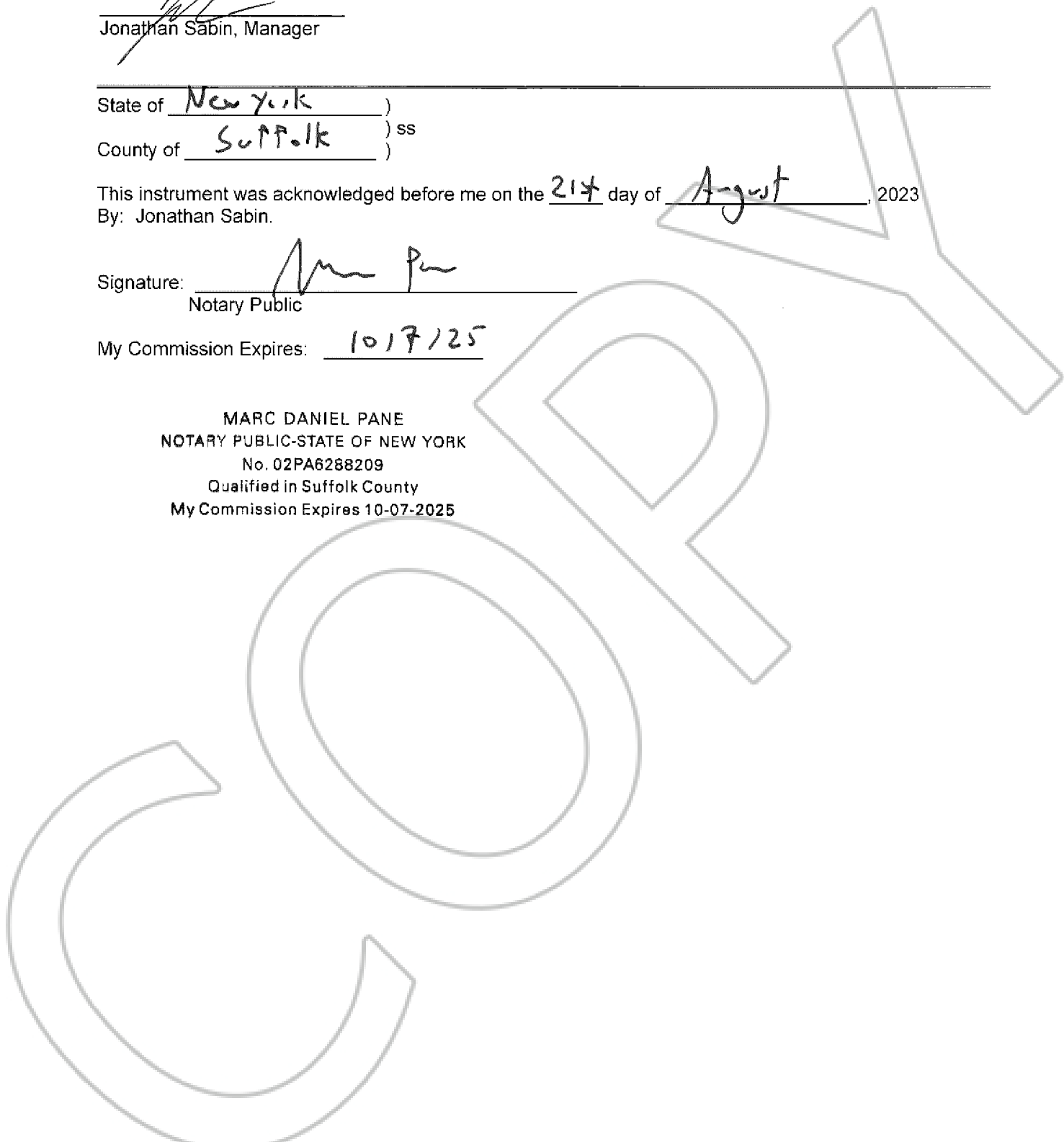


EXHIBIT "A" LEGAL DESCRIPTION

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

PARCEL 1:

Condominium Bay 2 in Hangar #2 of the SHARP MINDEN HANGARS COMMUNITY (a Commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration, recorded May 3, 2021, as Document No. 2021-966771, Official Records, Douglas County, Nevada, and as further defined and described in such declaration, as amended or supplemented from time to time.

PARCEL 2:

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for SHARP MINDEN HANGARS COMMUNITY (A Commercial Leasehold Coindominium Project) May 3, 2021, as Document No. 2021-966771, Official Records, Douglas County, Nevada.

PARCEL 3:

An undivided interest in and to the Leasehold Estate as as created by that certain Lease executed by Douglas County Nevada, as Lessor and Sharp Minden Hangars LLC, a Nevada limited liability company, recorded on May 19, 2020, as Document No. 2020-946261, Official Records of Douglas County, Nevada, Official Records, Douglas County, Nevada.

**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'/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 \$ 145,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 145,000.00
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 MBawlen Capacity Escrow Officer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Decathlon Hangar, LLC, a New York Limited Liability Company
Address: 199 Tramway Road
City: Incline Village
State: NV Zip: 89451

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Charles D. Robbins, Trustee of the Robbins Family Trust, dated June 25, 1996
Address: 1061 Waterloo Lane
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 2111292 MMB
Address: 1362 Hwy 395, Suite 109
City: Gardnerville State: NV Zip: 89410