

DOUGLAS COUNTY, NV

**2023-1003026**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

12/08/2023 01:59 PM

SIGNATURE TITLE - ZEPHYR COVE

SHAWNYNE GARREN, RECORDER

E01

A.P.N.: 1318-26-101-005

**RECORDING REQUESTED BY:**  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

Red Hut Shopping Centers LLC  
PO Box 2194  
Stateline NV 89449

**Escrow No.: ZC3684-JL**

RPTT -0-

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Gardner Enterprises LLC a Nevada limited liability company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell, and Convey to:

**Red Hut Shopping Centers LLC, a Nevada limited liability company**

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

**Signature Page attached and made a part hereof.**

Gardner Enterprises LLC, a Nevada limited liability company

Richard K. Gardner  
Richard K. Gardner, Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

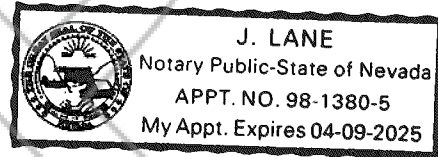
} ss:

This instrument was acknowledged before me on 12-7-2023

by Richard K. Gardner \_\_\_\_\_

J. Lane  
Notary Public

(seal)



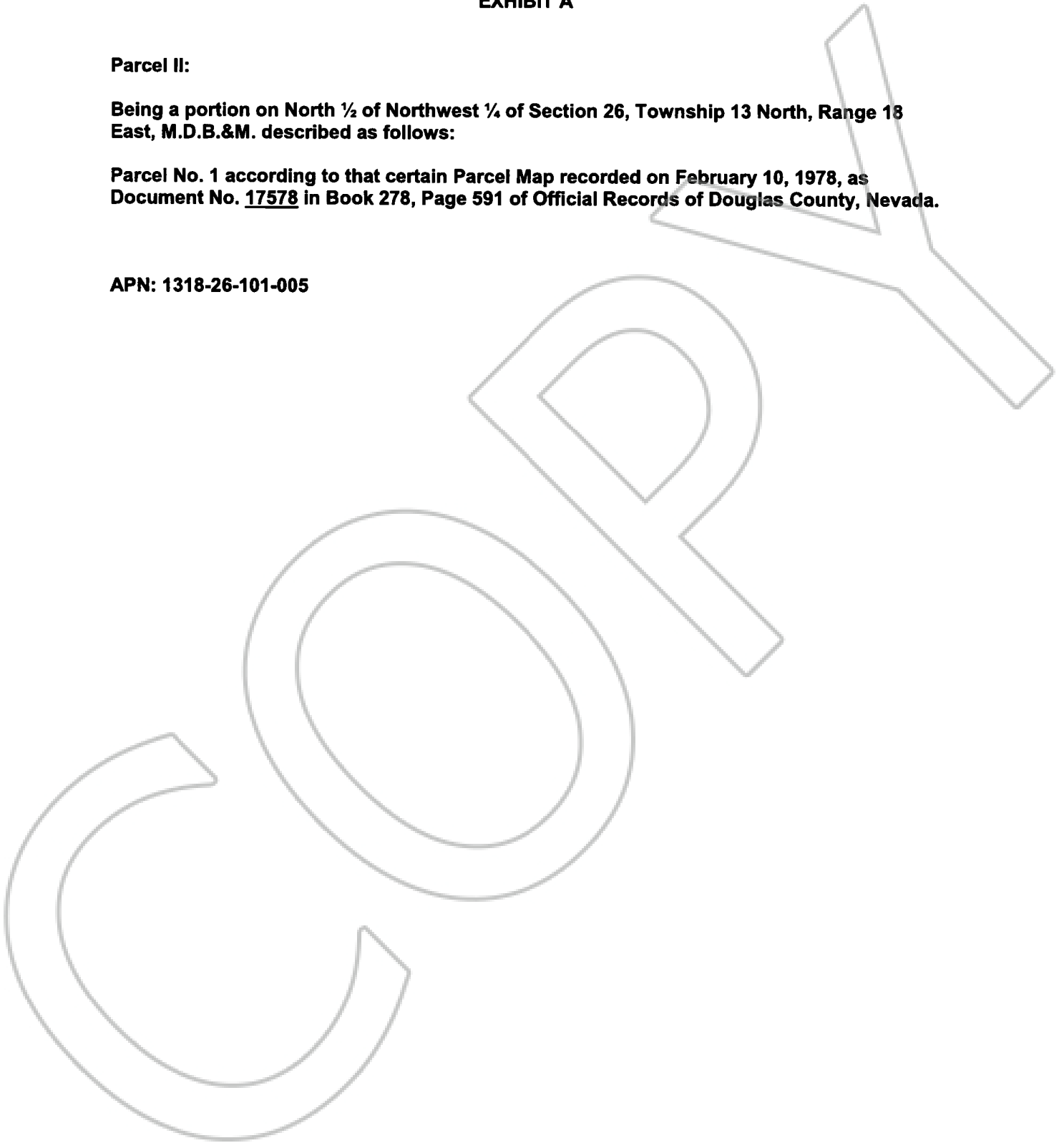
**EXHIBIT A"**

**Parcel II:**

**Being a portion on North ½ of Northwest ¼ of Section 26, Township 13 North, Range 18 East, M.D.B.&M. described as follows:**

**Parcel No. 1 according to that certain Parcel Map recorded on February 10, 1978, as Document No. 17578 in Book 278, Page 591 of Official Records of Douglas County, Nevada.**

**APN: 1318-26-101-005**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-26-101-005
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Op Agmt ok - js</u>	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$-0-  
 Transfer Tax Value \_\_\_\_\_  
 Real Property Transfer Tax Due: \$-0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption 1, per NRS 375.090, Section
- b. Explain Reason for Exemption: proportionate transfer between to entities without consideration  
see attached Exemption Form

**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 \_\_\_\_\_

Grantor \_\_\_\_\_

Signature *Richard K. Nelson*

Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Gardner Enterprises LLC  
 Address: PO Box 2194  
Stateline, NV 89449

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Red Hut Shopping Centers LLC  
 Address: PO Box 2194  
Stateline, NV 89449

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Signature Title Company LLC Escrow #: ZC3684-JL  
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**