

A.P.N. No.:	a portion of 1320-08-002-008
R.P.T.T.	\$ 0.00
File No.:	2192385 MMB
Recording Requested By:	
<b>Stewart Title Company</b>	
Mail Tax Statements To:	Same as below
<b>When Recorded Mail To:</b>	
Gary B. Anderson and Barbara L. Anderson, Trustees of the Anderson Family Trust of 1992 dated 7/21/92	
P.O. Box 7119	
Gardnerville, NV 89460	



SHAWNYNE GARREN, RECORDER E03

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sharp Minden Hangars LLC**, a Nevada Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Gary B. Anderson and Barbara L. Anderson, Trustees of the Anderson Family Trust of 1992 dated 7/21/92**, 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: December 28, 2023

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

Sharp Minden Hangars LLC

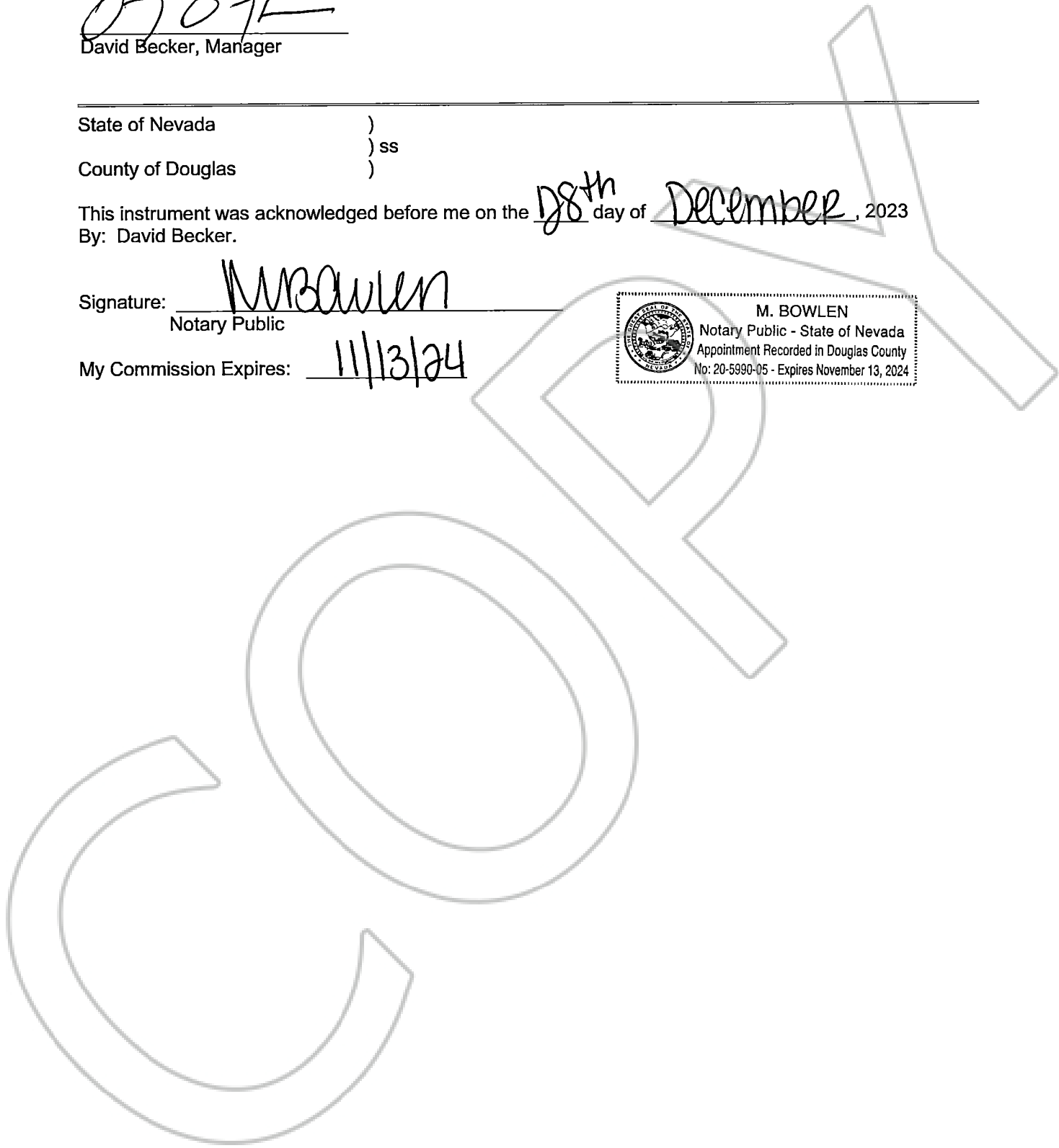
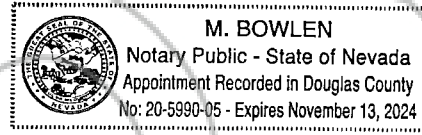
David Becker  
David Becker, Manager

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 19<sup>th</sup> day of December, 2023  
By: David Becker.

Signature: M. Bowlen  
Notary Public

My Commission Expires: 11/13/24



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2192385

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

**PARCEL 1:**

Condominium Bay 20 in Hangar #1 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, and as further described in that certain SUPPLEMENT TO CONDOMINIUM DECLARATION FOR SHARP MINDEN HANGARS COMMUNITY, recorded December 19, 2023, as Document No. 1003266, 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 Condominium 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 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'l/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                      \$ 154,900.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 0.00  
 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 MBowen    Capacity                      Escrow Officer  
 Signature \_\_\_\_\_    Capacity                      \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sharp Minden Hangars LLC, a Nevada Limited Liability Company  
 Address: 3174 Fairway Drive  
 City: Cameron Park  
 State: CA    Zip: 95682

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gary B. Anderson and Barbara L. Anderson, Trustees of the Anderson Family Trust of 1992 dated 7/21/92  
 Address: PO Box 7119  
 City: Gardnerville  
 State: NV    Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company    Escrow # 2192385 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV    Zip: 89410