

DOUGLAS COUNTY, NV **2023-993310**
 RPTT:\$0.00 Rec:\$40.00
 \$40.00 Pgs=2 01/20/2023 01:03 PM
 STEWART TITLE COMPANY - NV
 SHAWNYNE GARREN, RECORDER E03

A.P.N. No.:	ptn of 1320-08-002-008
R.P.T.T.	\$ 0.00
File No.:	1827981 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
FS II, Inc., an Oregon Domestic Business Corporation	
P.O. Box 7172-162	
Stateline, NV 89449	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **KMEV Hangar E16 Series of PAX Designs, LLC, a Nevada series limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **FS II, Inc., an Oregon Domestic Business Corporation**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

A parcel of land located within a portion of the Northeast 1/4 of Section 17, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Airport Control Monument No. 3 as shown on that Amended Record of Survey No. 14 for Douglas County as recorded in Book 488, at Page 239, as Document No. 175533, Douglas County, Nevada, Recorder's Office; thence South 05°09'37" West, 212.51 feet to the Point of Beginning; thence North 45°31'02" East, 50.00 feet; thence South 44°28'58" East, 50.00 feet; thence South 45°31'02" West, 50.00 feet; thence North 44°28'58" West, 50.00 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Lease recorded in the office of the County Recorder of Douglas County, Nevada on May 26, 2006, Book 506, Page 10796 as Document No. 676026 of Official Records.

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 20, 2022

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

KMEV Hangar E16 Series of PAX Designs, LLC


Peter William Axelson
Peter William Axelson, Managing Member

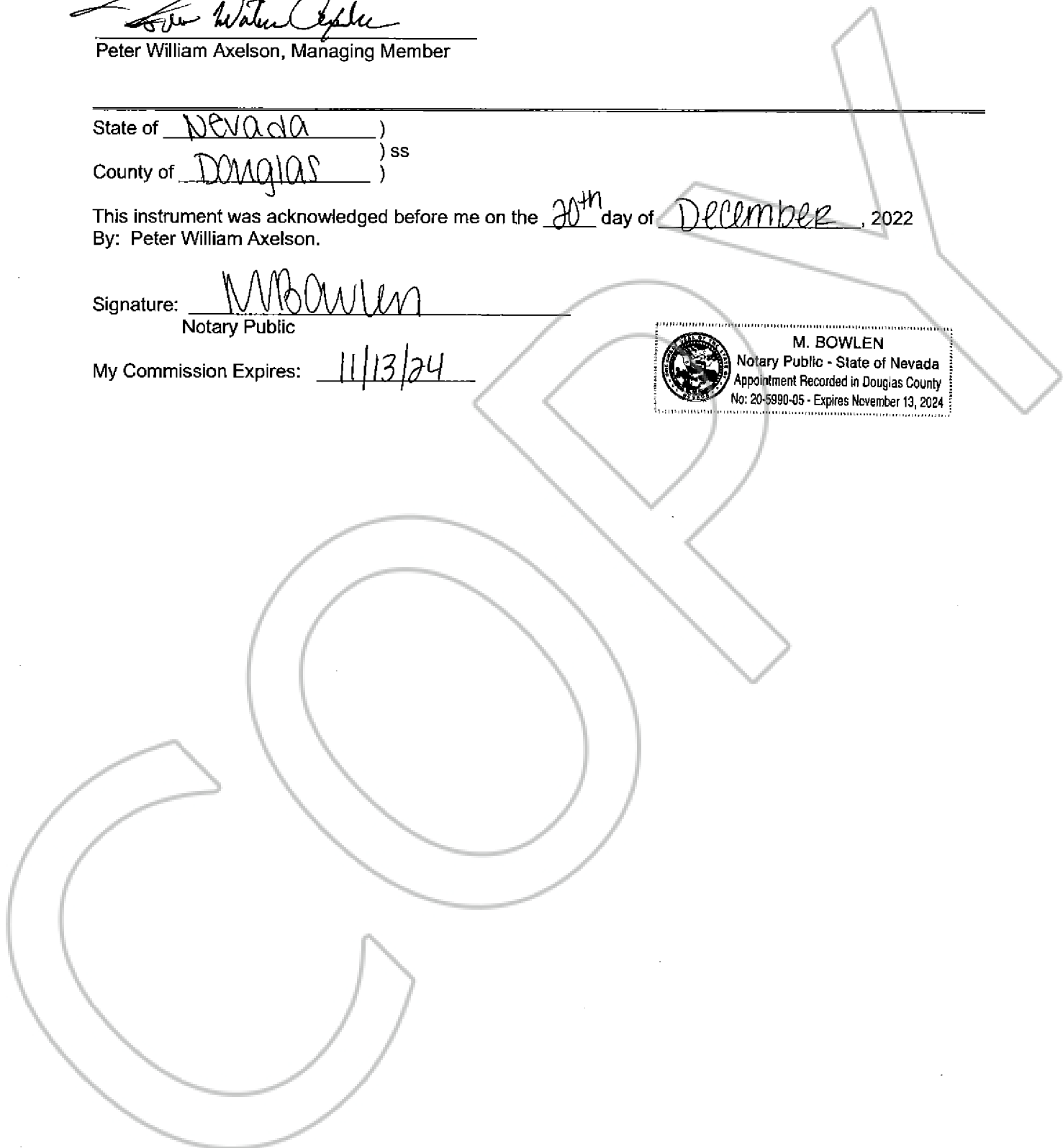
State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 20th day of December, 2022
By: Peter William Axelson.

Signature: *M. Bowlen*
Notary Public

My Commission Expires: 11/13/24

 M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) ptn 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 \$ 350,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 350,000.00
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 MBawlin Capacity ESCROW OFFICER
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: KMEV Hangar E16 Series of PAX Designs, LLC, a Nevada series limited liability company
Address: 1493 Willow Creek Lane
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: FS II, Inc., an Oregon Domestic Business Corporation
Address: P.O. Box 7172-162
City: Stateline
State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 1827981 MMB
Address: 1362 Hwy 395, Suite 109
City: Gardnerville State: NV Zip: 89410