

<b>A.P.N. No.:</b>	portion of 1320-08-002-008
<b>R.P.T.T.</b>	\$ 0.00
<b>File No.:</b>	1932086 MMB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Under Control, Inc. a Nevada Domestic Corporation	
2309 Logging Camp Road	
Genoa, NV 89411	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JCM Holdings LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Under Control, Inc. a Nevada Domestic Corporation**, 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: February 4, 2023

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

JCM Holdings LLC

John C. Milazzo  
John C. Milazzo, Manager

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 4<sup>th</sup> day of February, 2023  
By: John C. Milazzo

Signature: Lisa Voelka  
Notary Public

My Commission Expires: 5/31/26



The Kolos Owners Association, a Nevada nonprofit corporation, as lessee under the Land Lease and the owners association under the Declaration, hereby joins in execution of this instrument to acknowledge Grantor's sole ownership of the condominium unit(s) described in Exhibit A and, to the extent necessary or appropriate on this sale of such condominium unit(s), to approve and consent to the sale and transfer of the condominium unit(s) by Grantor to Grantee, which transfer includes an undivided interest in the leasehold estate created by the Land Lease.

Kolos Owners Association, a Nevada  
Nonprofit corporation

John C. Milazzo  
John C. Milazzo, President

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 4<sup>th</sup> day of February, 2023  
By: John C. Milazzo

Signature: Lisa Voelka  
Notary Public

My Commission Expires: 5/31/26



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

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

**PARCEL 1:**

Condominium Office A, of the KOLOS CONDOMINIUM (a Commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for KOLOS CONDOMINIUM, recorded October 3, 2016, as Document No. 2016-888501, 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 KOLOS CONDOMINIUM (A Commercial Leasehold Coindominium Project) recorded October 3, 2016, as Document No. 2016-888501, Official Records, Douglas County, Nevada.

**PARCEL 3:**

An undivided interest in and to the Leasehold Estate as created by that certain Lease made by and between Minden-Tahoe Airport (Airport), Douglas County, Nevada (County) and Kolos Owners Association, a Nevada nonprofit corporation (Lessee), recorded October 3, 2016, as Document No. 2016-888500, Official Records, Douglas County, Nevada, subject to the terms and provisions contained in the lease, and any further amendments thereto.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 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

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 0.00  
 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 MBAWEN    Capacity                      Escrow Officer \_\_\_\_\_  
 Signature \_\_\_\_\_    Capacity                      \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: JCM Holdings LLC, a Nevada Limited Liability Company  
 Address: 1330 Stodick Parkway  
 City: Gardnerville  
 State: NV                      Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Under Control, Inc. a Nevada Domestic Corporation  
 Address: 2309 Logging Camp Road  
 City: Genoa  
 State: NV                      Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1932086 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED