

DOUGLAS COUNTY, NV

2023-994101

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

02/22/2023 02:14 PM

STEWART TITLE COMPANY - NV

SHAWNYNE GARREN, RECORDER

E03

A.P.N. No.:	portion of 1320-08-002-008
R.P.T.T.	\$ 0.00
File No.:	1932069 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
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**, 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: 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 4th 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 4th day of February, 2023
By: John C. Milazzo.

Signature: Lisa Voelka
Notary Public

My Commission Expires: 5/31/26

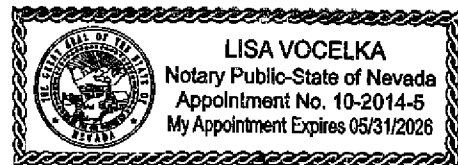


EXHIBIT "A" LEGAL DESCRIPTION

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

PARCEL 1:

Condominium Hangar 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 MBowen 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 # 1932069 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED