

DOUGLAS COUNTY, NV **2023-994804**
RPTT:\$5894.85 Rec:\$40.00
\$5,934.85 Pgs=3 **03/20/2023 09:16 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-11-002-026
R.P.T.T.	\$5,894.85
File No.:	1909736 SAB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
High Sierra Storage LLC, a Nevada limited liability company	
1188 California Avenue	
Reno, NV 89509	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **James J. "Butch" Peri, an unmarried man who acquired title as an individual** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **High Sierra Storage LLC, a Nevada limited liability company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" for complete legal description.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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.

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

James J. Peri

James J. Peri aka James J. "Butch" Peri

State of Nevada)
) ss
County of Washoe)

This instrument was acknowledged before me on the 26 day of February 2023
By: James J. Peri aka James J. "Butch" Peri

Signature: *[Signature]*

Notary Public
Sherry Baker

My Commission Expires: 11/5/26

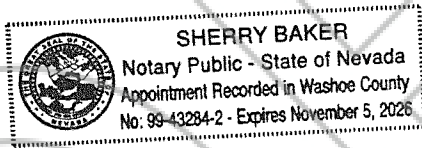


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1909736

ALL THAT REAL PROPERTY DESCRIBED AS RESULTANT PARCEL 2A ON RECORD OF SURVEY DOCUMENT 2022-980668, RECORDED FEBRUARY 2, 2012 IN DOUGLAS COUNTY OFFICIAL RECORDS, STATE OF NEVADA, SITUATE WITHIN A PORTION OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT LYING SOUTHWEST OF THE EAST RIGHT OF WAY LINE (80 FEET WIDE) OF U.S. HIGHWAY 395, A 3/4" BRASS CAP MARKED "X" 247+61.70 DISTANCE: 37.07' ANGLE: 90°;

THENCE SOUTH 81°27'30" EAST A DISTANCE OF 1450.77 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2A, A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 15441, THE TRUE POINT OF BEGINNING;

THENCE NORTH 29°56'32" WEST A DISTANCE OF 414.15 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 15441;

THENCE SOUTH 89°25'51" EAST A DISTANCE OF 786.40 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 15441 ON THE WEST RIGHT OF WAY LINE OF PINENUT ROAD;

THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 29°56'32" EAST A DISTANCE OF 47.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 805.00 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 21°37'30" AN ARC LENGTH OF 303.83 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 11172 AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND WHICH CURVE ENDS ON THE NORTH RIGHT OF WAY LINE OF PINENUT COURT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 142°08'11" AN ARC LENGTH OF 124.04 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 11172;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINENUT COURT NORTH 89°25'51" WEST A DISTANCE OF 768.77 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY:
MICHAEL S. SMITH
ROBISON ENGINEERING, INC.
846 VICTORIAN AVENUE, SUITE 20
SPARKS, NV 89431

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-11-002-026
 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,511,345.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,511,345.00
 d. Real Property Transfer Tax Due \$ **XXXXX \$5,894.85**

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 _____ Capacity Grantor by agent
 Signature _____ Capacity Grantee by agent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: James J. "Butch" Peri
 Address: PO Box 18708
 City: Reno
 State: NV Zip: 89511

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: High Sierra Storage LLC, a Nevada limited liability company
 Address: 1188 California Avenue
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1909736 SAB
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED