

DOUGLAS COUNTY, NV **2023-998279**  
RPTT:\$11085.75 Rec:\$40.00  
\$11,125.75 Pgs=5 **07/06/2023 03:35 PM**  
FIRST AMERICAN TITLE INSURANCE CO- NCS  
SHAWNYNE GARREN, RECORDER

APN: 1220-10-610-014

R.P.T.T. \$[ ]

**WHEN RECORDED MAIL TO:**

Stephanie J. Smith, Esq.  
First American Title National Commercial Services  
4830 West Kennedy Blvd., Suite 885  
Tampa, Florida 33609

**MAIL TAX STATEMENT TO:**

Ingrid Irvin  
National Retail Properties, LP  
450 S. Orange Avenue, Suite 900  
Orlando, Florida 32801

ESCROW NO: NCS-1171807-ORL

**GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE WITNESSETH: That **NVA RE, LLC**, a Delaware limited liability company, whose mailing address is PO Box 3369, Thousand Oaks, CA 91362, in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **NNN REIT, LP**, a Delaware limited partnership, (i/k/a National Retail Properties, LP, a Delaware limited partnership), whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, 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.**

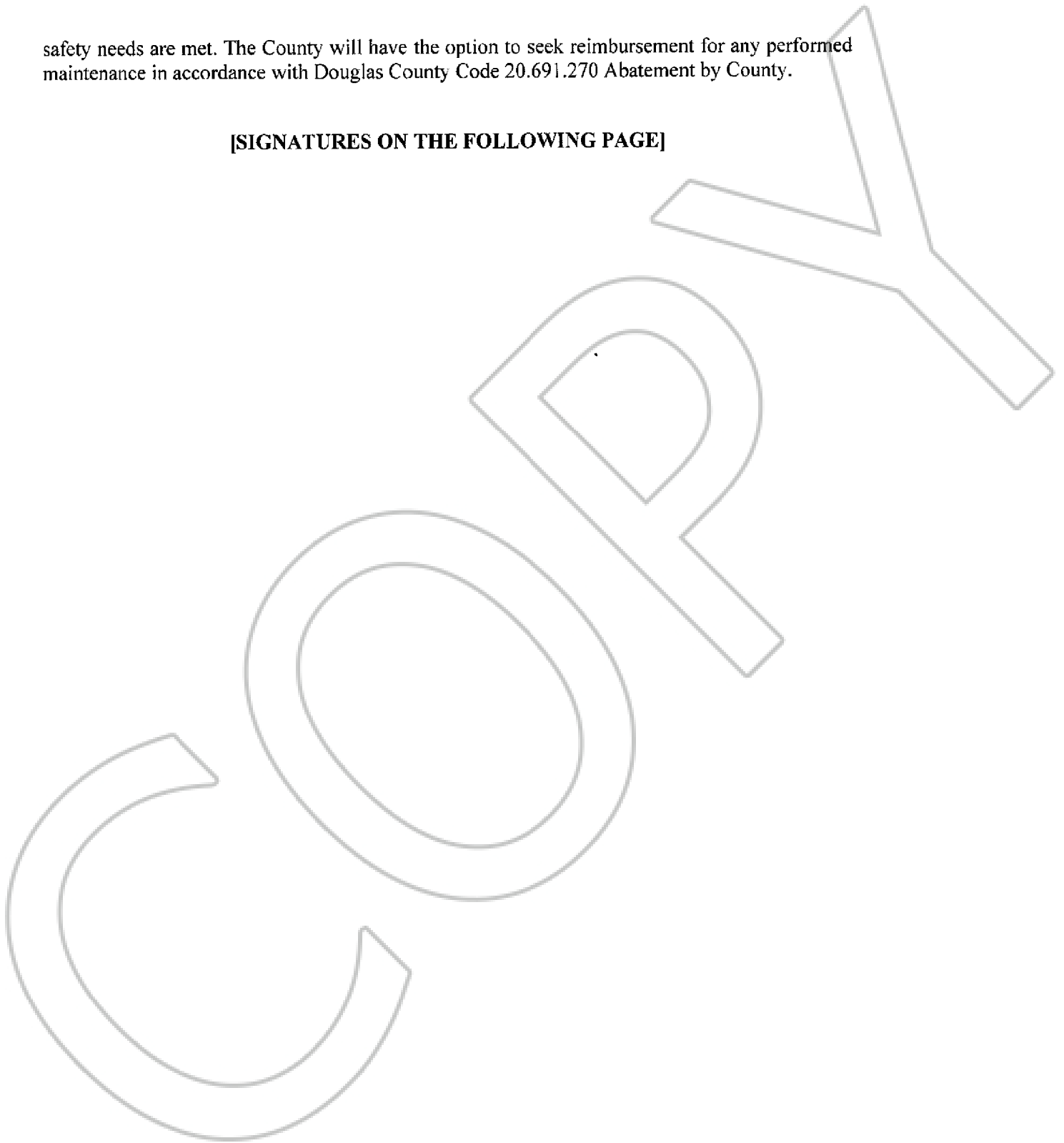
Subject to all real estate taxes not yet delinquent, covenants, conditions, restrictions, easements, rights of way and other matters of record, applicable zoning, land use, and similar laws and regulations, and any and all matters which would be disclosed by and accurate survey of the property.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Pursuant to that certain Restrictive Covenant granted for the benefit of Douglas County, Nevada, in relation to that certain Notice of Decision issued by Douglas County dated December 15, 2021, on-site drainage patterns have been constructed and will be maintained in accordance with the plans approved by the Douglas County Community Development Department on June 6, 2023. Any alterations to the approved onsite drainage patterns will only be allowed after a site improvement permit has been approved by the Douglas County Community Development Department. If the on-site drainage infrastructure is not maintained in an acceptable manner, the County or (applicable town or GID) may perform the necessary maintenance to insure public

safety needs are met. The County will have the option to seek reimbursement for any performed maintenance in accordance with Douglas County Code 20.691.270 Abatement by County.

**[SIGNATURES ON THE FOLLOWING PAGE]**



EXECUTED as of this \_\_\_\_ day of June, 2023.

**NVA RE, LLC,**  
a Delaware limited liability company

By: 

Name: Eric Smith  
Its: General Counsel and Secretary

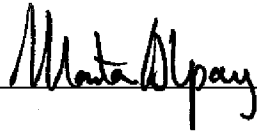
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

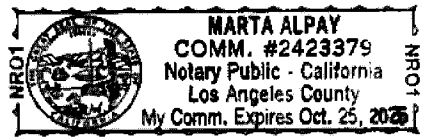
State of California  
County of Ventura

On June 16th, 2023 before me, Marta Alpay, Notary Public personally appeared Eric A. Smith, as General Counsel and Secretary to NVA RE, LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Address: 1131 North Highway 395, Gardnerville, NV

Legal Description:

LOT 3 REMAINDER IN BLOCK B AS SHOWN ON THE RECORD OF SURVEY MAP FOR JEWEL COMMERCIAL PARK. (A COMMERCIAL SUBDIVISION), ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 23, 1997, BOOK 997, PAGE 4449, AS DOCUMENT NO. 422274, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (RECORD NORTHWEST) CORNER OF SAID LOT 3 REMAINDER, A POINT ON THE SOUTHERLY RIGHT-OF- WAY OF CHARLOTTE WAY, THE POINT OF BEGINNING;

THENCE NORTH 29°35'16" EAST, 235.41 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, CENTRAL ANGLE OF 10°03'45", AND ARC LENGTH OF 82.54 FEET; THENCE NORTH 39°39'01" EAST, 65.21 FEET; THENCE ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, CENTRAL ANGLE OF 90°00'00" AND ARC LENGTH OF 31.42 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF LARSON WAY; THENCE SOUTH 50°20'59" EAST, 177.68 FEET; THENCE SOUTH 22°30'23" WEST, 446.47 FEET; THENCE NORTH 44°45'21" WEST, 282.27 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 27, 2020 AS INSTRUMENT NO. 2020-942854, OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

PARCEL 2:

LOT 6, BLOCK B, AS SHOWN ON THE FINAL SUBDIVISION MAP FSM-2010-2, JEWEL COMMERCIAL PARK PHASE 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 24, 1997, BOOK 797, PAGE 4043, AS DOCUMENT NO. 417846, OFFICIAL RECORDS.

PARCEL 3:

LOT 3A IN BLOCK B AS SHOWN ON THE RECORD OF SURVEY MAP FOR JEWEL COMMERCIAL PARK, (A COMMERCIAL SUBDIVISION), ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 23, 1997, BOOK 997, PAGE 4449, AS DOCUMENT NO. 422274, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395 BEING THE BEGINNING OF CURVATURE AT STATION 289 + 97.69 (TANGENT BEARS SOUTH 44°45'21" EAST), SAID POINT BEARING NORTH 45°14'39" EAST, 4.10 FEET FROM A FOUND RIGHT-OF-WAY MONUMENT PER RECORD OF SURVEY FOR STODDARD JACOBSEN RECORDED IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 129795; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°45'21" EAST, 1319.02 FEET TO THE SOUTHWESTERLY (RECORD NORTHWESTERLY) CORNER OF LOT 3, BLOCK B. AS SHOWN ON THE FINAL SUBDIVISION MAP FOR JEWEL COMMERCIAL PARK, PHASE 2 RECORDED JULY 24, 1997, IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 417846, THE POINT OF BEGINNING;

THENCE ALONG THE RIGHT-OF-WAY OF CHARLOTTE WAY PER SAID FINAL SUBDIVISION MAP ALONG THE ARC OF A CURVE TO THE RIGHT, NONTANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 30.00 FEET, CENTRAL ANGLE 74°20'37", AND AN ARC LENGTH OF 38.93 FEET;  
THENCE ALONG SAID RIGHT-OF-WAY NORTH 29°35'16" EAST, 242.09 FEET; THENCE SOUTH 44°45'21" EAST, 282.27 FEET;  
THENCE SOUTH 22°30'23" WEST, 127.05 FEET;  
THENCE SOUTH 44°45'21" EAST, 100.00 FEET;  
THENCE SOUTH 29°35'16" WEST, 143.14 FEET TO A POINT ON SAID RIGHT-OF-WAY OF U.S. HIGHWAY 395. THE SOUTHEASTERLY (RECORD SOUTHWESTERLY) CORNER OF SAID LOT 3; THENCE NORTH 44°45'21" WEST, 375.79 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 27, 2020 AS INSTRUMENT NO. 2020-942854, OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-10-610-014  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$2,842,290.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$11,085.75

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 [Signature] Capacity Buyer's attorney  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: NVA RE. LLC  
 Address: PO Box 3369  
 City: Thousand Oaks  
 State: CA Zip: 91362

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: NNN REIT, LP  
 Address: 450 S. Orange Ave. Suite 900  
 City: Orlando  
 State: FL Zip: 32801

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Ashley Minkos Escrow # \_\_\_\_\_  
 Address: 4830 West Kennedy Blvd, Suite 885  
 City: Tampa State: Florida Zip: 33609  
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)