

<b>A.P.N. No.:</b>	a portion of 1320-08-002-008
<b>R.P.T.T.</b>	\$ 0.00
<b>File No.:</b>	2068412 MMB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Carl J. Kennedy, Jr. and Susan J. DeHoff Kennedy, Trustees of The Carl Jefferson Kennedy, Jr. / Susan Jane DeHoff Kennedy Revocable Inter Vivos Family Trust, dated February 8, 1991,, and any amendments thereto	
1512 Lou Ct.	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **John S. Hodgson, Trustee of The John S. Hodgson Trust, as Amended and Restated in 2011** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Carl J. Kennedy, Jr. and Susan J. DeHoff Kennedy, Trustees of The Carl Jefferson Kennedy, Jr. / Susan Jane DeHoff Kennedy Revocable Inter Vivos Family Trust, dated February 8, 1991, and any amendments thereto, 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: July 6, 2023

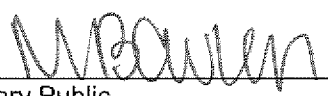
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The John S. Hodgson Trust

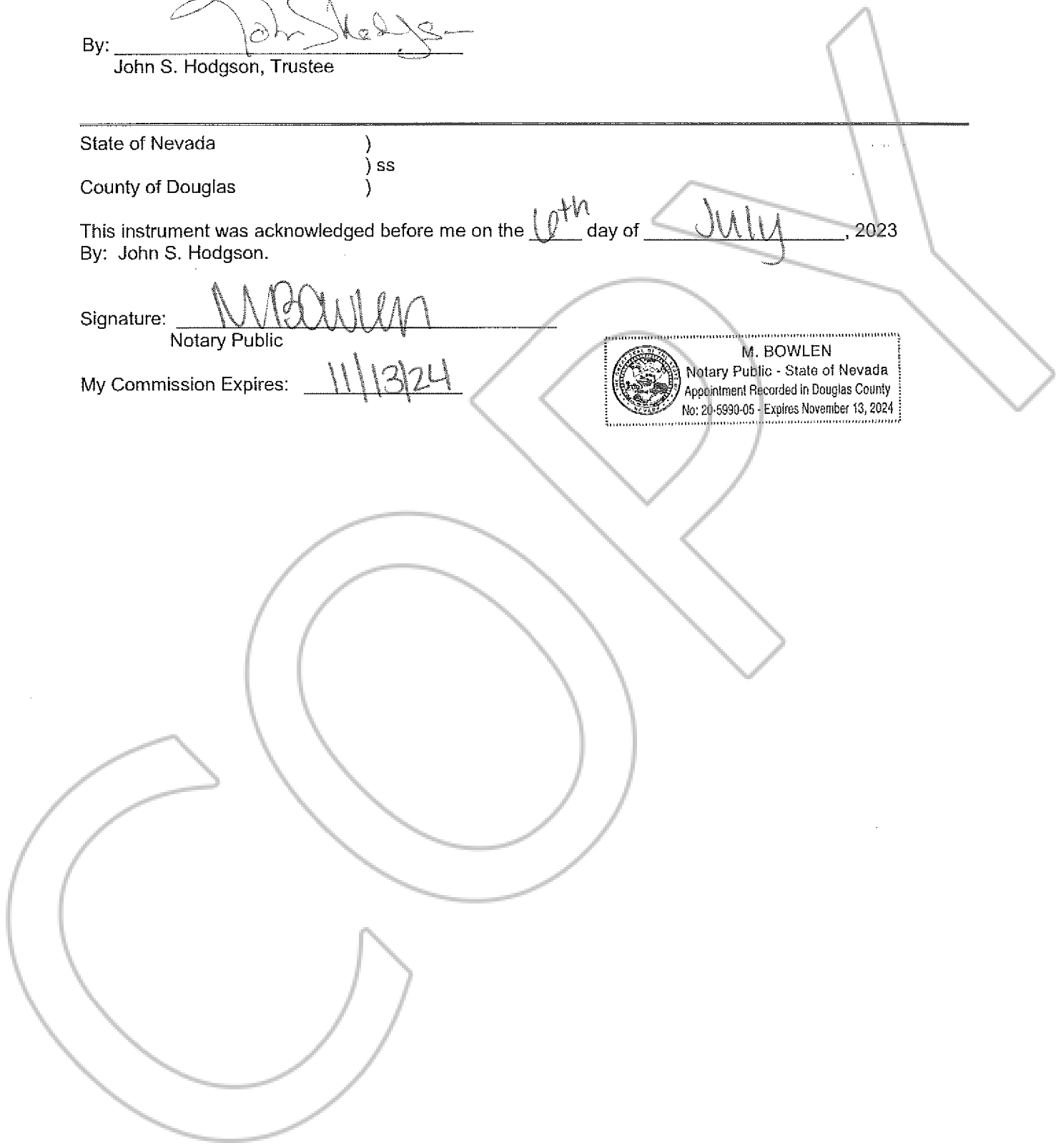
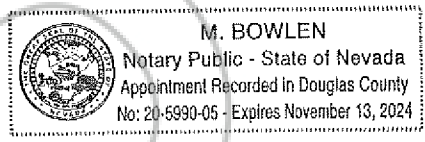
By:   
John S. Hodgson, Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 6<sup>th</sup> day of July, 2023  
By: John S. Hodgson.

Signature:   
Notary Public

My Commission Expires: 11/13/24



## EXHIBIT "A" LEGAL DESCRIPTION

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

Parcel 1:

Condominium Unit 2166-F of the MEV-ONE Hangar Condominium (a commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for MEV-ONE Hangar Condominium recorded on July 3, 2013 in Book 0713 at Page 659 as Document No. 826593 in the Official Records of Douglas County, State of Nevada.

Parcel 2:

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for MEV-ONE Hangar Condominium recorded on July 3, 2013 in Book 0713 at Page 659 as Document No. 826593 in the Official Records of Douglas County, State of 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 MEV-ONE Hangar Owners' Association, Inc., a Nevada nonprofit corporation (Lessee) recorded July 3, 2013 in Book 0713 at Page 696 as Document No. 826594, Official Records of Douglas County, State of Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 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 INTEREST ONLY

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

3. a. Total Value/Sales Price of Property                      \$ 150,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 150,000.00  
 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 MBowlen Capacity ESCROW OFFICER  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: John S. Hodgson, Trustee of The John S. Hodgson Trust, as Amended and Restated in 2011  
 Address: 197 Taylor Creek Road  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Carl J. Kennedy, Jr., Susan J. DeHoff Kennedy, Trustees of The Carl Jefferson Kennedy, Jr. / Susan Jane DeHoff Kennedy Revocable Inter Vivos Family Trust, dated February 8, 1991,, and any amendments thereto  
 Address: 1512 Lou Ct.  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2068412 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410