FIRST AMERICAN TITLE

DOUGLAS COUNTY, NV

2023-999147 RPTT:\$11700.00 Rec:\$40.00

\$11,740.00 Pgs=3

08/02/2023 03:04 PM

FIRST AMERICAN TITLE INSURANCE COMPANY -

SHAWNYNE GARREN, RECORDER

Parcel No. 1320-30-701-030

When Recorded, Return To:

Byron Sarhangian, Esq. Snell & Wilmer L.L.P. One East Washington St., Ste 2700 Phoenix, AZ 85004

NCS-1175869

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other valuable considerations, the receipt of which is hereby acknowledged, EVOLUTION CAR WASH, LLC, a Nevada limited liability company ("Grantor"), does hereby convey to HIGHWAY 88 CARWASH, LP, an Arizona limited partnership ("Grantee"), having an address of 2398 East Camelback Road, Suite 615, Phoenix, AZ 85016, the real property and improvements thereon, located in the County of Douglas, State of Nevada, together with all rights and privileges appurtenant thereto, to wit (the "Property"):

As described in Exhibit A.

SUBJECT TO current and future ad valorem taxes and assessments, reservations in patents, covenants, conditions, restrictions, encroachments, encumbrances, rights of way and easements of record, and all matters which an accurate survey and/or a physical inspection of the property would disclose. Grantor does warrant the title to such real property against all acts of Grantor and no other, subject to the matters above set forth.

IN WITNESS WHEREOF, Grantor has hereunto set its hand on this 2nd day of August, 2023.

[Signature Page Follows]

EXECUTED as of the date first above written.

GRANTOR:

EVOLUTION CAR WASH, LLC,

a Nevada limited liability, company

By:____ Name:_

Title:

THE STATE OF <u>Nevada</u>

county of <u>Douglas</u>) ss.

On July 3451, 2023, the foregoing document was acknowledged before me this 3151 day of July 2023 by D. Rick Cheney, Managing Member of EVOLUTION CAR WASH, LLC, a Nevada limited liability company on behalf of the company.

WITNESS MY HAND and official seal.

My commission expires:

02/15/2027

NOTARY PUBLIC

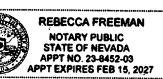


Exhibit A

Property Legal Description

The Land referred to herein below in situated in the County of Douglas, State of Nevada, and is described as follows:

PARCEL 1:

PARCEL F-1 AS SHOWN ON THAT CERTAIN PARCEL MAP DP-19-0348 FOR EH FERNLEY II, LLC, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA ON DECEMBER 18, 2019, AS DOCUMENT NO. 2019-939800.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, AND ACCESS, UTILITY EASMENTS, AND ALL OTHER EASEMENTS AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MINDEN GATEWAY CENTER RECORDED MAY 08, 2008 IN BOOK 508 AT PAGE 1598 AS INSTRUMENT NO. 722796 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, AS AMENDED AND RESTATED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MINDEN GATEWAY CENTER, DATED AUGUST 23, 2013, RECORDED AUGUST 27, 2013 IN BOOK 813, PAGE 7137 AS INSTRUMENT NO. 829608 OF OFFICIAL RECORDS, THAT CERTAIN FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS DATED NOVEMBER 21, 2017, RECORDED NOVEMBER 22, 2017 AS INSTRUMENT NO. 2017-907242, OF OFFICIAL RECORDS, AND THAT CERTAIN SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF MINDEN GATEWAY CENTER DATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF MINDEN GATEWAY CENTER DATED DECEMBER 11, 2017, RECORDED DECEMBER 15, 2017 AS INSTRUMENT NO. 2017-908098 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)								
a)_	1320-30-701-030		\ \						
b)_			\ \						
c)_		•	\ \						
d)_	Time of Branch	•	\ \						
2.	Type of Property:		~ \ \ \						
a)	Vacant Land b) Single Fam. Res.	FOR RECO	RDERS OPTIONAL USE ONLY						
c)	Condo/Twnhse d) 2-4 Piex	Document/Instrum	ent#						
e)	Apt. Bldg.	Book	Page						
g)	Agricultural h) Mobile Home	Date of Recording:							
i)	Other	Notes:							
3.	Total Value/Sales Price of Property:	\$2,999,900.00							
	Deduct Assumed Liens and/or Encumbrances:	(\$0.00							
	(Provide recording information: Doc/Instrument#:	B	lookPage)						
	Transfer Tax Value per NRS 375.010, Section 2:	\$2,999,900.00	_//						
	Real Property Transfer Tax Due	\$11,700,00	<i></i>						
4. <u>I</u>	f Exemption Claimed:	/							
a.	Transfer Tax Exemption, per NRS 375.090, Section:								
b.	Explain reason for Exemption:								
_	/ ./	NA 01							
5.	Partial Interest: Percentage being transferred: The undersigned Seller (Granter)/Ruyer (Granter)	N/A %	nowledges under negativ of negury						
The undersigned Seller (Grantor)/Buyer (Grantee), declare(s) 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	I belief, and can be supported by documentation if cal thermore, the disallowance of any claimed exemption, o	lled upon to substar er other determinatio	ntiate the information provided herein. n of additional tax due, may result in a						
per	halty of 10% of the tax due plus interest at 1 1/2% per r	month. Pursuant to	NRS 376.030, the Buyer and Seller						
sha	all be jointly and severally liable for any additional an	1 1							
and the same of th	SELLER (GRANTOR) INFORMATION	/ /	R (GRANTEE) INFORMATION						
Sel	ler Signature:	Buyer Signate	ure:						
Prir	nt Name: Evolution Car Wast LLC	Print Name:	Highway 88 Carwash LP						
Add	dress: 963 Topsy Lane, #306-249	Address:	2398 E. Camelback Rd, Suite 615						
City	: Carson City	City:	Phoenix						
Sta	te: <u>NV</u> Zip: <u>89705</u>	State:	AZ Zip: 85016						
Tel	ephone: 916, 626-9830	Telephone:	()						
Cal	pacity: Maraner wewser	Capacity:							
	COMPANY REQUES								
The Road of the Lot									
Co.	Name: First American Title Insurance Company-NCS	File #: NC	S-1175869-PHX1 ND/ND						

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILED)

Reproduced by First American Title Company 9/2001

STATE OF NEVADA **DECLARATION OF VALUE**

1.	Assesso	r Parcel Number	r(s)				\	\
a)_	1320-30	-701-030					1	\ \
b)_								\ \
c)_								\ \
d)_					<i>;</i>	1000		\ \
2.	Type of	Property:			· · · · · · · · · · · · · · · · · · ·	/		\ \
a)	=	acant Land	b)	Single Fam. Res.			TIONAL USE O	NLY
c)	\equiv	ondo/Twnhse	d)	2-4 Plex	Document/Instrur	ment #		
e)	∐^	pt. Bldg. '	f)	Comm'I/Ind'I	Book		Page	
g)	A	gricultural	h)	Mobile Home	Date of Recording	g:		
i)	<u> </u>	ther		/	Notes:		<u> </u>	
3.	Total Va	ue/Sales Price o	of Prop	perty:	\$2,999,900.00	\		
	Deduct A	Assumed Liens a	ind/or	Encumbrances:	(\$0.00			
	(Prov	vide recording in	forma	tion: Doc/Instrument#:		Book	Page	
	Transfer	Tax Value per N	IRS 3	75.010, Section 2:	\$2,999,900.00	/	/	
	Real Pro	perty Transfer Ta	ax Du	e	\$Douglas		· · · · · · · · · · · · · · · · · · ·	
4. <u>if</u>	Exemption	on Claimed:	-		1			
a.	Transfer	Tax Exemption,	per N	RS 375.090, Section:				
		eason for Exemp			1	_ /		
	•	////	7				\	
		terest: Percentaç	_		N/A %			
nure.	The und	ersigned Seller	(Grai	ntor)/Buyer (Grantee), o S 375.110, that the infor	eclare(s) and ack	nowledges, u	nder penalty	of perjury,
and	bellef, a	nd dan be supp	orted	by documentation if cal	led upon to substa	intlate the info	rmation provid	ed herein
Furt	hermore, altv of 10	the disallowance % of the tax due	e of a	iny claimed exemption, of interest at 1 1/2% per n	r other determination	on of additiona	i tax due, may	result in a
sha	ll be join	tly and severali	y llab	le for any additional am	ount owed.	0 1110 010,00	oo, and buyer a	and Sener
And the second	SEL	LER (GRANTOR	R) INF	ORMATION	BUYE	ER (GRANTE	HNFORMATI	ON
Selle	er Signati	ıre:			Buyer Signal	ture:	5	
Dalas	t Name:	Fundation One	*44	11.0		77		
Prini	i Name:	Evolution Car	vvasn	LLC	Print Name:		Carwash, LP	
Add	ress:	963 Topsy Lar	ne, #3	06-249	Address:	2398 East C	amelback Roa	d, Suite
						615		·
City:	:	Carson City			City:	Phoenix		
State	e:	NV	\perp	Zip: <u>89705</u>	State:	AZ	Zip:	85016
Tele	phone:	()	\angle		Telephone:	()		
Cap	acity:				Capacity:			d officer of Clear SI
	The Real Property lies and the Personal Property lies and the			COMPANY REQUES	TING RECORDING	Carwash GP Buyer	III, Inc., the Ger	neral Partner of
Co. I	Name:	First American T	itle In	surance Company-NCS	File #: NC:	S-1175869-PH	X1 ND/ND	<u> </u>