

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]

Exhibit A

Property Legal Description

The Land referred to herein below is 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 EASEMENTS, 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 DECEMBER 11, 2017, RECORDED DECEMBER 15, 2017 AS INSTRUMENT NO. 2017-908098 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

[Signature page to Special Warranty Deed]

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)
- a) 1320-30-701-030
- 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	
Document/Instrument #	_____
Book _____	Page _____
Date of Recording:	_____
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#: _____ Book _____ Page _____)
- Transfer Tax Value per NRS 375.010, Section 2: \$2,999,900.00
- Real Property Transfer Tax Due: \$11,700.00

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

5. Partial Interest: Percentage being transferred: _____ N/A %

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 belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature]

Print Name: Evolution Car Wash, LLC

Address: 963 Topsy Lane, #306-249

City: Carson City

State: NV Zip: 89705

Telephone: (916) 626-9830

Capacity: AWALINA WENGER

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____

Print Name: Highway 88 Carwash LP

Address: 2398 E. Camelback Rd, Suite 615

City: Phoenix

State: AZ Zip: 85016

Telephone: ()

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Insurance Company-NCS File #: NCS-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. Assessor Parcel Number(s)
 a) 1320-30-701-030
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input checked="" type="checkbox"/> Comm'/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book	Page _____
Date of Recording:	_____
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#: _____ Book _____ Page _____)
 Transfer Tax Value per NRS 375.010, Section 2: \$2,999,900.00
 Real Property Transfer Tax Due \$Douglas

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

5. Partial Interest: Percentage being transferred: N/A %

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SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Seller Signature: _____
 Print Name: Evolution Car Wash, LLC
 Address: 963 Topsy Lane, #306-249

 City: Carson City
 State: NV Zip: 89705
 Telephone: ()
 Capacity: _____

Buyer Signature: [Signature]
 Print Name: Highway 88 Carwash, LP
 Address: 2398 East Camelback Road, Suite
615
 City: Phoenix
 State: AZ Zip: 85016
 Telephone: ()
 Capacity: Timothy Barrett, as authorized officer of Clear Sky

COMPANY REQUESTING RECORDING

Co. Name: First American Title Insurance Company-NCS File #: NCS-1175869-PHX1 ND/ND

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