

DOUGLAS COUNTY, NV **2023-999998**
RPTT:\$12940.20 Rec:\$40.00
\$12,980.20 Pgs=8 **08/30/2023 11:12 AM**
TICOR TITLE - RENO (TITLE ONLY)
SHAWNYNE GARREN, RECORDER

ASSESSOR'S PARCEL NO. 1220-04-501-016

WHEN RECORDED MAIL TO:

KRISTIN A. PACE, ESQ.
DONAHUE FITZGERALD LLP
1999 HARRISON STREET
26TH FLOOR
OAKLAND, CA 94612

MAIL TAX NOTICES TO:

CARSON VALLEY SHOPPING CENTER,
L.P.
P.O. BOX 856
ROSS, CA 94957

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HART ESTATE INVESTMENT COMPANY, a General Partnership (herein, "Grantor"), whose address is 711 Grand Avenue, Suite 100, San Rafael, CA 94901, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CARSON VALLEY SHOPPING CENTER, L.P., a California limited partnership (herein, "Grantee"), whose address is P.O. Box 856, Ross, CA 94957, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

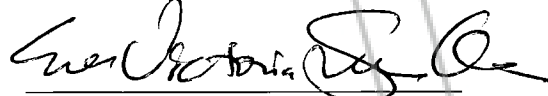
Property street address: 1329 U.S. Highway 395 N., Gardnerville, NV 89410

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 16th day of August, 2023.

GRANTOR:

HART ESTATE INVESTMENT COMPANY, a
General Partnership

By: 

Printed Name: Eve Victoria Gabrielsen Owen

Title: General Partner **AKA VICTORIA GABRIELSEN OWEN**

 **OWEN**

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.

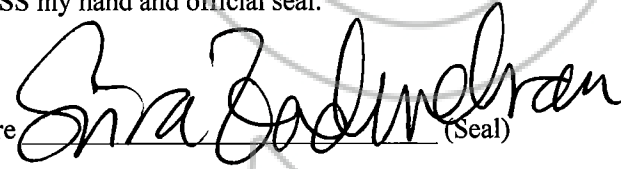
ACKNOWLEDGMENT

State of California)
County of Marin)

On 03/12/2023 before me, Srira Zadmehran, Notary Public,
personally appeared Victoria Gabrielsen Owen, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) 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)



GRANTOR:

HART ESTATE INVESTMENT
COMPANY, a General Partnership

By: 
Printed Name: Eric H. Gabrielsen
Title: General Partner

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.

ACKNOWLEDGMENT

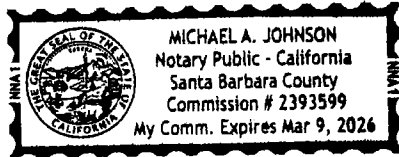
State of California)
County of Santa Barbara)

On August 14, 2023 before me, Michael A Johnson, Notary Public personally appeared Eric H Gabrielsen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

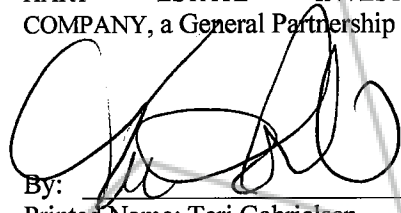
WITNESS my hand and official seal.

Signature  (Seal)



GRANTOR:

HART ESTATE INVESTMENT
COMPANY, a General Partnership



By: _____
Printed Name: Teri Gabrielsen
Title: General Partner

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.

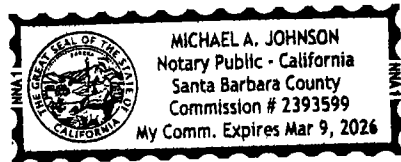
ACKNOWLEDGMENT

State of California)
County of Santa Barbara)

On August 14, 2023 before me, Michael A Johnson, Notary Public
personally appeared Teri Gabrielsen, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) 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.

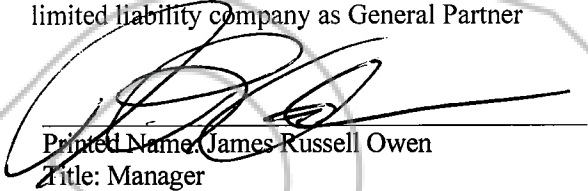


Signature Michael Johnson (Seal)

Affirmation Statement

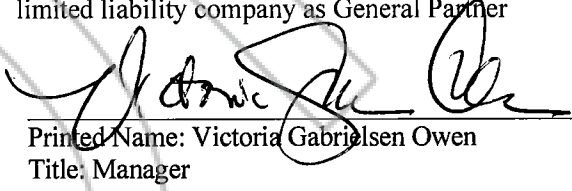
I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

CARSON VALLEY SHOPPING CENTER, L.P., a California limited partnership, by CARSON VALLEY SHOPPING CENTER, LLC, a California limited liability company as General Partner



Printed Name: James Russell Owen
Title: Manager

CARSON VALLEY SHOPPING CENTER, L.P., a California limited partnership, by CARSON VALLEY SHOPPING CENTER, LLC, a California limited liability company as General Partner



Printed Name: Victoria Gabrielsen Owen
Title: Manager

Title: Grantee



GOLDEN GATE NOTARY & APOSTILLE



CALIFORNIA JURAT



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 Marin }

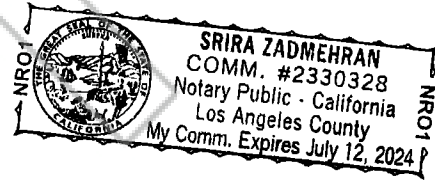
Subscribed and sworn to (or affirmed) before me on this 12th day of August 2023
Date Month Year

by James Russell Owen

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Srira Zadmehran
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Golden Gate Mobile Notary & Apostille

PO Box 717, San Francisco, CA 94104 | goldengatenotary.net | (415) 318-0163



GOLDEN GATE NOTARY & APOSTILLE



CALIFORNIA JURAT

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STATE OF CALIFORNIA }

COUNTY OF Marina }

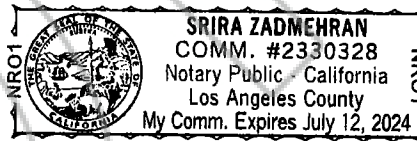
Subscribed and sworn to (or affirmed) before me on this 12th day of August, 2023
Date Month Year

by Victoria Gabrielsen Owen

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Srira Zadmehran
Signature of Notary Public



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PO Box 717, San Francisco, CA 94104 | goldengatenotary.net | (415) 318-0163

EXHIBIT A

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

All that certain real property being a portion of the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Commencing at a point on the Easterly right-of-way line of Nevada State Highway 395, said point being the Southwesterly corner of that certain parcel of land shown on that Grant Deed to Thorobred Photo Service, Inc., File No. 29420, Douglas County Records, from which point the Northeast corner of said Section 4, bears North 30°43'28" East, 2,116.56 feet,

Thence along said Easterly right-of-way line, North 51°02'32" West, 166.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said Easterly right-of-way line, North 51°02'32" West, 634.00 feet to the Southerly right-of-way line of Waterloo Lane, being a 100 foot right-of-way;
Thence along said Southerly line, North 44°54'36" East, 701.78 feet;
Thence leaving said Southerly right-of-way, South 29°39'15" East, 741.00 feet;
Thence South 60°20'45" West, 196.00 feet;
Thence North 89°39'15" West, 44.24 feet;
Thence South 44°54'36" West, 218.83 feet to the TRUE POINT OF BEGINNING.

Said land is also shown as Parcel 1 on the Record of Survey for Hart Estate Investment Co., according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 7, 1989, as File No. 214297, Official Records.

APN: 1220-04-501-016

Document No. 214301 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-04-501-016
 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: \$3,317,999.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$3,317,999.00
 Real Property Transfer Tax Due: \$12,940.20

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

5. Partial Interest: Percentage being transferred: 100.00 %

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 Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Hart Estate Investment Company, a general partnership
 Address: 711 Grand Avenue, Suite 100
 City: San Rafael
 State: California Zip: 94901

Print Name: Carson Valley Shopping Center, L.P.
 Address: P.O. Box 856
 City: Ross
 State: California Zip: 94957

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow # 02300255-TO
 Address: 5441 Kietzke Lane, Suite 100
 City: Reno State: Nevada Zip: 89511

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-04-501-016
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
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 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
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NOTES: _____	

3. Total Value/Sales Price of Property: \$3,317,999.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$3,317,999.00
 Real Property Transfer Tax Due: \$12,940.20

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Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Handwritten Signature] Capacity Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Hart Estate Investment Company, a general partnership
 Address: 711 Grand Avenue, Suite 100
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