

DOUGLAS COUNTY, NV

2024-1003811

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/10/2024 09:23 AM

STEWART TITLE COMPANY - NV

SHAWNYNE GARREN, RECORDER

E03

| | |
|--------------------------------|------------------------------|
| A.P.N. No.: | a portion of 1320-08-002-008 |
| R.P.T.T. | \$ 0.00 |
| File No.: | 2197583 MMB |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Deran Zdan | |
| P.O. Box 11862 | |
| Zephyr Cove, NV 89448 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sharp Minden Hangars LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Deran Zdan, a married man as his sole and separate property**, 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: 12/28/2023

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

Sharp Minden Hangars LLC


[Signature]
David Becker, Manager

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 28th day of December, 2023
By: David Becker.

Signature: [Signature]
Notary Public

My Commission Expires: 11/13/24

 M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024

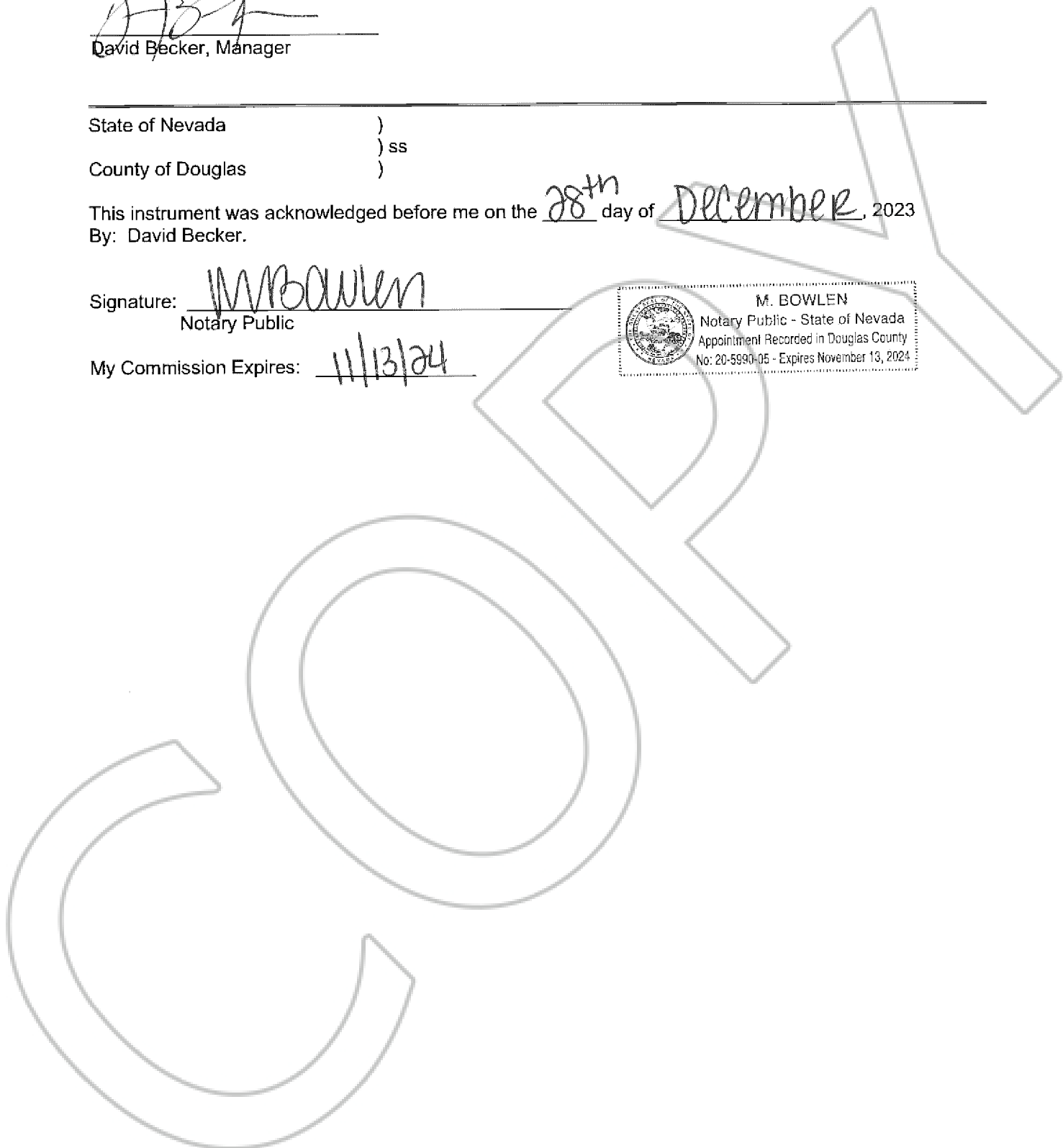


EXHIBIT "A" LEGAL DESCRIPTION

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

PARCEL 1:

Condominium Bay 15 in Hangar #1 of the SHARP MINDEN HANGARS COMMUNITY (a Commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration, recorded May 3, 2021, as Document No. 2021-966771, and as further described in that certain SUPPLEMENT TO CONDOMINIUM DECLARATION FOR SHARP MINDEN HANGARS COMMUNITY, recorded December 19, 2023, as Document No. 1003266, Official Records, Douglas County, Nevada, and as further defined and described in such declaration, as amended or supplemented from time to time.

PARCEL 2:

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for SHARP MINDEN HANGARS COMMUNITY (A Commercial Leasehold Condominium Project) May 3, 2021, as Document No. 2021-966771, Official Records, Douglas County, Nevada.

PARCEL 3:

An undivided interest in and to the Leasehold Estate as created by that certain Lease executed by Douglas County Nevada, as Lessor and Sharp Minden Hangars LLC, a Nevada limited liability company, recorded on May 19, 2020, as Document No. 2020-946261, Official Records of Douglas County, Nevada, Official Records, Douglas County, 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

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

3. a. Total Value/Sales Price of Property \$ 149,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 149,900.00
 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 [Handwritten Signature] Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Sharp Minden Hangars LLC, a Nevada
Limited Liability Company
 Address: 3174 Fairway Drive
 City: Cameron Park
 State: CA Zip: 95682

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Deran Zdan
 Address: P.O. Box 11862
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2197583 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED