

A.P.N. No.:	a portion of 1320-08-002-008
R.P.T.T.	\$ 0.00
File No.:	2260283 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Aki Nyrhinen and Eve Nyrhinen	
14305 Domingo Court	
Reno, NV 89511	

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 **Aki Nyrhinen and Eve Nyrhinen, husband and wife, as joint tenants, 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: March 7, 2024

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 7th day of March, 2024
By: David Becker.

Signature: [Signature]
Notary Public

My Commission Expires: 11/2/24

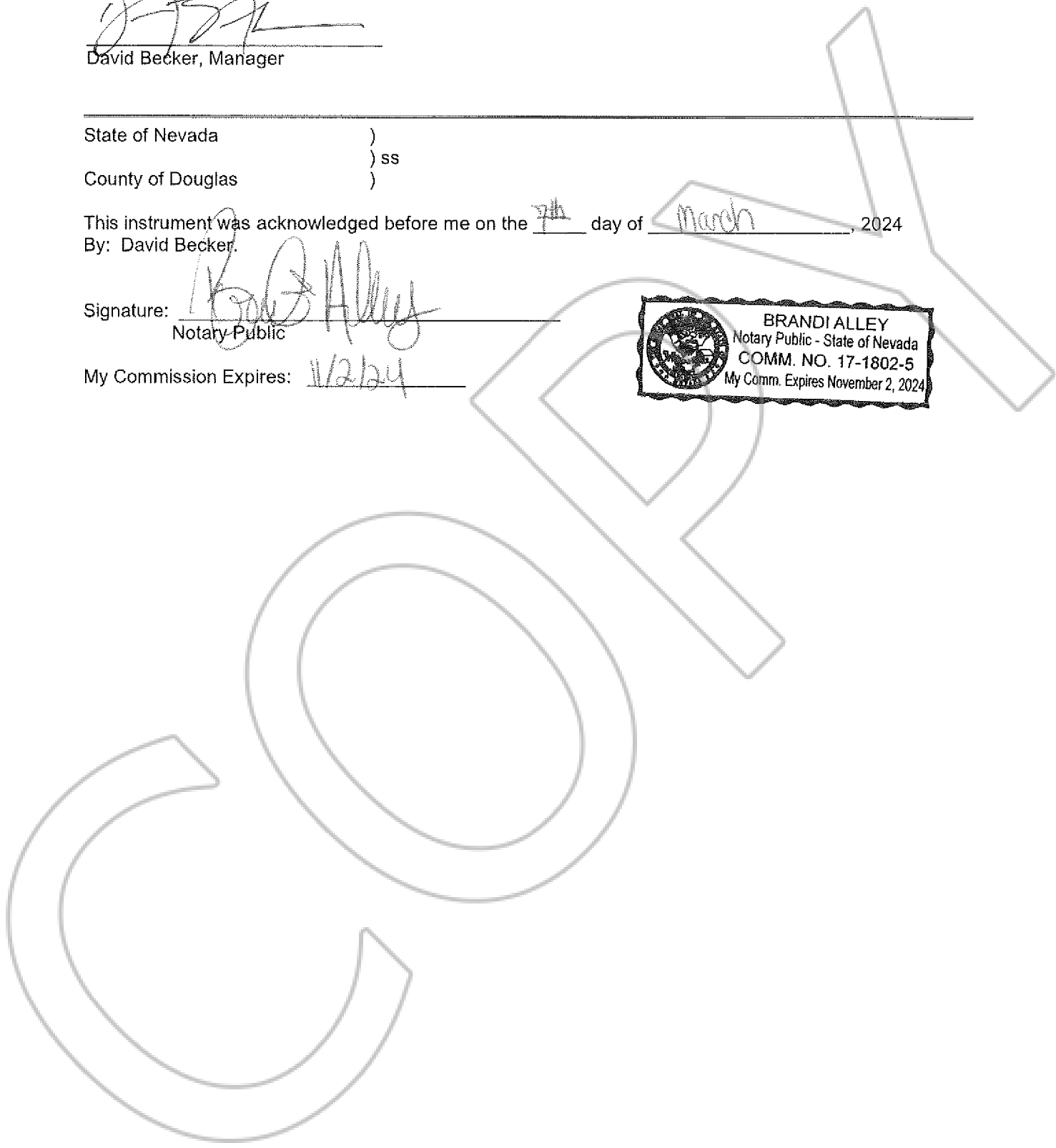
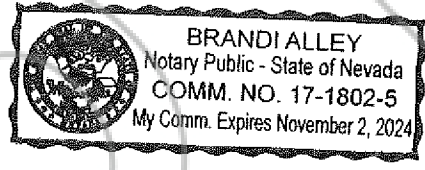


EXHIBIT "A"
LEGAL DESCRIPTION

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

PARCEL 1:

Condominium Bay 22 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 \$ 163,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0.00
 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 [Signature] Capacity AGENT
 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: Aki Nyrhinen and Eve Nyrhinen
 Address: 14305 Domingo Court
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2260283 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED