DOUGLAS COUNTY, NV

2024-1005827

RPTT:\$0.00 Rec:\$40.00 \$40.00

Pgs=2

03/21/2024 10:00 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E01

APN: 1320-32-703-001

RECORDING REQUESTED BY, PREPARED BY, WHEN RECORDED MAIL TO, AND MAIL TAX

STATEMENTS TO:

Ouestor Properties Co. Attn: William J. Waters 527 California Avenue Reno, NV 89509

GRANT, BARGAIN AND SALE DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Sierra Nevada Media Group, a Nevada corporation ("Grantor"), hereby grants, bargains, and sells to Questor Properties Co., a Nevada corporation ("Grantee"), that real property located in Douglas County, Nevada and legally described on Exhibit "A" (the "Property") attached hereto and incorporated herein by this reference, together with all improvements, hereditaments, and appurtenances thereto, subject to all matters of record.

DATED as of this 13 day of MARCH

Grantor:

Sierra Nevada Media Group,

a Nevada corporation

Name: William J. Waters

Title: President

STATE OF NINGAA

ss:

This instrument was acknowledged before me on March 13

2024, by William J.

Waters as President of Sierra Nevada Media Group.

NOTARY PUBLIC

My Commission expires:

8,2028



JAIME EIDSON-WOOD Notary Public - State of Nevada Appointment Recorded in Washoe County No: 09-11064-2 - Expires Jan. 8, 2028



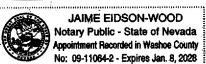


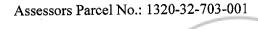
Exhibit "A" Property

A parcel of land located with a portion of the East one-half (E1/2) Section 32, Township 13 North, Range 20 East, M.D.B.& M., more particularly described as follows:

Commencing at the intersection of Gardner Street and Bell Street as shown on the Meneley Addition to the Town of Gardnerville recorded June 4, 1947, as Document No. 4930, in Book One of Maps; thence South 45° 06' 00" West, 270.00 feet to the Northerly right-of-way line of U.S. Highway 395; thence along said right-of-way South 44° 54' 00" East 233.90 feet to the point of beginning; thence leaving said right-of-way North 44° 39' 41" East 98.87 feet; thence North 44° 11' 13" West 2.07 feet; thence North 44° 39' 41" East 29.15 feet; thence South 89° 52' 00" East 101.13 feet; thence South 44° 50' 08" East 188.26 feet; thence South 45° 06' 00" West 199.30 feet to a point on the Northerly right-of-way of U.S. Highway 395; thence along said right-of way North 44° 54' 00" West 256.76 feet to the point of beginning.

The Basis of Bearing of the description is North 44° 54' 00" West, the centerline of Gardner Street, as shown on said Meneley Addition to the Town of Gardnerville

Note: The above metes and bounds description previously appeared in Document No. 2017-903979, Official Records, Douglas County, Nevada.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	/ \
a. <u>1320-32-703-001</u>	()
b	\ \
с.	\ \
d.	\ \
2. Type of Property:	
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book Page:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
	Notes: Corp Docs ok - js
g. Agricultural h. Mobile Home Other	
3.a. Total Value/Sales Price of Property	
b. Deed in Lieu of Foreclosure Only (value of pro	nertu()
	perty(
c. Transfer Tax Value:	\$ <u>C</u>
d. Real Property Transfer Tax Due	3
4 If Everentian Claimed:	
4. If Exemption Claimed:	Section 1
a. Transfer Tax Exemption per NRS 375.090,	etween business entity and an affiliated business
	stweet pushiess chity and all anniated pushiess
entity with identical ownership.	00 %
5. Partial Interest: Percentage being transferred: 1 The undersigned declares and acknowledges, under	nonalty of perium pursuant to NRS 375 060
and NRS 375.110, that the information provided is	correct to the best of their information and helief
and NRS 3/5.110, that the information provided is	pon to substantiate the information provided herein.
Furthermore, the parties agree that disallowance of	any alaimed examption or other determination of
Furthermore, the parties agree that disanowance of	Aftho toy due plus interest at 1% per month. Pursuant
additional tax due, may result in a penalty of 10% of	of the tax due plus interest at 1% per month. Pursuant
to NRS 3/5.030, the Buyer and Seller shall be John	tly and severally liable for any additional amount owed.
a Itan Att	Capacity: Grantor
Signature WWW-1//	Capacity. Otto- VV
	Capacity:
Signature	Capacity.
CELLED (CDANTOD) INFORMATION	BUYER (GRANTEE) INFORMATION
SELLER (GRANTOR) INFORMATION	(REQUIRED)
(REQUIRED)	Print Name: Questor Properties Co.
Print Name: Sierra Nevada Media Group	Address: 527 California Avenue
Address: 527 California Avenue	City: Reno
City: Reno	State: NV Zip: 89509
State: NV Zip: 89509	State. 140 Exp. 66666
COMPANY/PERSON REQUESTING RECOR	DING (Required if not seller or buyer)
Print Name: Kaempfer Crowell, Ltd.	Escrow #
Address: 510 W. Fourth Street	
City: Carson City	State:NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED