

APN: 1319-03-811-031

When Recorded Mail To:
SFREtcetera, LLC, a
California Limited Liability Co.
30251 Golden Lantern Suite E-377
Laguna Niguel, CA 92677

DOUGLAS COUNTY, NV
RPTT:\$2301.00 Rec:\$40.00
\$2,341.00 Pgs=4
2024-1006345
04/04/2024 12:36 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 5th day of March, 2024, between **U.S. Bank Trust National Association, as Trustee of the Cabana Series III Trust, by SN Servicing Corporation its Attorney in Fact**, whose address is **323 Fifth Street, Eureka, CA 95501**, the Grantor, and **SFR Etcetera, LLC, a California Limited Liability Company** whose address will be 30251 Golden Lantern Suite E-377, Laguna Niguel, CA 92677, the Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of **Five Hundred Ninety Thousand and 00/100 Dollars (\$590,000.00)** and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County **Douglas** and State of **Nevada** known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Assessor's Parcel Number: 1319-03-811-031

Address of the Real Estate: 343 GENOA SPRINGS DRIVE, GENOA, NV 89411

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

ACKNOWLEDGEMENT

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

) ss.

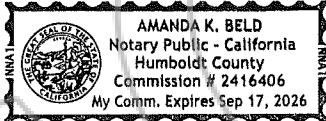
COUNTY OF HUMBOLDT

On MAR 05 2024, before me, Amanda K. Beld, Notary Public, Allison Holland personally appeared and, 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.

[Seal]



A handwritten signature in cursive script, appearing to read "Amanda K. Beld", written over a horizontal line.

Notary Public: Amanda K. Beld
My Comm. Expires: Sep 17 2026

EXHIBIT A

PARCEL 1:

Lot 31, in Block C, of Final Map of Genoa Lakes, Phase 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 2nd, 1994, as Document No. 338683.

PARCEL 2:

That certain use and landscape easement described as follows:

Commencing at the tie corner of Unit 31 as shown on the Final Map of Genoa Lakes, Phase 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 2nd, 1994, as Document No. 338683, said point bears South 16°46'56" East, 84.16 feet from the point "C" as shown on said Map; thence South 46°38'49" West, 22.33 feet to a point on the Northeasterly corner of said Unit 31; thence South 46°38'49" West, along the Northerly line of said Unit 31, 32.67 feet to the true point of beginning; thence South 46°38'49" West, 35.00 feet; thence South 36°35'11" East, 39.61 feet; thence South 42°14'39" East, 39.82 feet; thence North 41°22'53" East, 35.00 feet to the Southwesterly corner of Unit 30 as shown on said Map, thence North 41°22'53" East, along the Westerly line of said Unit 30 55.67 feet; thence North 46°24'56" West, 15.85 feet to a point on the Southerly line of said Unit 31; thence along the Southerly and Westerly boundary lines of said Unit 31 the following 12 Courses:

1. South 46°38'49" West, 26.50 feet;
2. North 43°21'11" West, 6.67 feet;
3. South 46°38'49" West, 17.83 feet;
4. South 43°21'11" East, 6.67 feet;
5. South 46°38'49" West, 14.43 feet;
6. North 43°21'11" West, 30.17 feet;
7. North 88°21'11" West, 2.12 feet;
8. North 43°21'11" West, 6.00 feet;
9. North 01°38'49" East, 2.12 feet;
10. North 43°21'11" West, 1.50 feet;
11. North 46°38'49" East, 9.67 feet;
12. North 43°21'11" West, 14.33 feet to the true point of beginning.

NOTE: The above metes and bounds description appeared previously in Document recorded November 7, 2001, in Book 11.1, Page 1939, as Document No. 527157, Official Records of Douglas County, Nevada.

Assessors Parcel No.: 1319-03-811-031

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-03-811-031
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$590,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$590,000.00
 d. Real Property Transfer Tax Due: \$2,301.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 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 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% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: DA Capacity: Grantor *Escrow*
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: U.S. Bank Trust National Association as Trustee of the Cabana Series III Trust
 Address: 323 Fifth Street
 City: Eureka
 State: CA Zip: 95501

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SFR Etcetera, LLC, a California limited liability company
 Address: 30251 Golden Lantern Suite E-377
 City: Laguna Niguel
 State: California Zip: 92677

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040114-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED