

DOUGLAS COUNTY, NV **2024-1006867**  
RPTT:\$17550.00 Rec:\$40.00  
\$17,590.00 Pgs=4 **04/19/2024 12:22 PM**  
TICOR TITLE - RENO (COMMERCIAL)  
SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**  
GRANTEE  
P.O. Box 30874  
Santa Barbara, CA 93130-0874

**MAIL TAX STATEMENTS TO:**  
Same as above

Escrow No. 2400309-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1420-07-502-002

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$17,550.00

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**North Valley Plaza LLC, a Nevada limited liability company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

**Jacks Valley, LLC, a Nevada limited liability company**

all that real property situated in the County of Douglas, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**THIS SPACE INTENTIONALLY LEFT BLANK**  
[Signature and notary acknowledgement on page two.]

Escrow No. 2400309-CD  
APN No.: 1420-07-502-002

North Valley Plaza LLC,  
a Nevada limited liability company


By: *Jeffrey Shaheen*  
Jeffrey Shaheen, Manager

By: *Daniel R. Shaheen*  
Daniel R. Shaheen, Manager

STATE OF Nevada )  
COUNTY OF Washoe ) SS:

This instrument was acknowledged before me on March 20<sup>th</sup>, 2024,


by Jeffrey Shaheen.  
*DR*  
NOTARY PUBLIC

 LOUISE ANN BARNES  
Notary Public - State of Nevada  
County of Washoe  
APPT NO. 03-00844-2 - Expires: Mar. 18, 2027

STATE OF Nevada )  
COUNTY OF Washoe ) SS:

This instrument was acknowledged before me on March 20<sup>th</sup>, 2024,

by Daniel R. Shaheen.  
*DR*  
NOTARY PUBLIC

 LOUISE ANN BARNES  
Notary Public - State of Nevada  
County of Washoe  
APPT NO. 03-00844-2 - Expires: Mar. 18, 2027

This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under Escrow No. 02400309-CD.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All that certain real property situate in the Southeast 1/4 of Section 6, and the Northeast 1/4 of Section 7, Township 14 North, Range 20 East, M.D.M., further described as a portion of Adjusted 130-110-05, as shown on the Record of Survey to Support a Boundary Line Adjustment, Book 299, Page 4014, Document No 461506, Official Records of Douglas County, Nevada, as further set forth in Boundary Line Adjustment Quitclaim Deed recorded January 17, 2001, in Book 101, Page 2853, as Document No. 506921, Official Records, being more particularly described as follows:

**BEGINNING** at a point on the Easterly right-of-way of Vista Grande Boulevard, said point also being the Southwest corner of Adjusted 13-110-04 as shown on said Record of Survey to Support a Boundary Line Adjustment;

**THENCE** N67°38'56"E a distance of 151.71 feet;

**THENCE** N22°21'04"W a distance of 9.33 feet;

**THENCE** N67°38'56"E a distance of 199.34 feet;

**THENCE** N88°01'41"E a distance of 45.94 feet;

**THENCE** N67°38'56"E a distance of 230.00 feet;

**THENCE** S22°21'04"E a distance 32.50 feet;

**THENCE** N67°38'56"E a distance of 93.75 feet;

**THENCE** N10°14'05"E a distance of 13.45 feet;

**THENCE** along a curve to the left having a radius of 160.00 feet, arc length of 91.00 feet, delta angle of 32°35'10", a chord bearing of S06°03'30"E and a chord length of 89.78 feet;

**THENCE** S22°21'04"E a distance of 14.68 feet;

**THENCE** along a curve to the right having a radius of 200.00 feet, arc length of 84.42 feet, delta angle of 24°11'05", a chord bearing of S10°15'32"E and a chord length of 83.80 feet;

**THENCE** S01°50'01"W a distance of 101.83 feet;

**THENCE** N88°09'59"W a distance of 57.07 feet;

**THENCE** along a curve to the left having a radius of 100.00 feet, arc length of 42.21 feet, delta angle of 24°11'05", a chord bearing of S79°44'28"W and a chord length of 41.90 feet;

**THENCE** S67°38'56"W a distance of 380.35 feet;

**THENCE** along a curve to the right having a radius of 100.00 feet, arc length of 82.64 feet, delta angle of 47°21'05", a chord bearing of S88°40'32"E and a chord length of 80.31 feet;

THENCE N65°00'00"W a distance of 59.33 feet;

THENCE along a curve to the left having a radius of 45.00 feet, arc length of 23.49 feet, delta angle of 29°54'30", a chord bearing of N79°57'15"W and a chord length of 23.22 feet;

THENCE S85°05'30"W a distance of 18.89 feet to a point on said Easterly right-of-way of Vista Grande Boulevard;

THENCE along said Easterly right-of-way along a curve to the left having a radius of 305.00 feet, arc length of 151.56 feet, delta angle of 28°28'16", a chord bearing of N19°08'38"W and a chord length of 150.00 feet;

THENCE N33°22'46"W continuing along said Easterly right-of-way a distance of 51.20 feet to the TRUE POINT OF BEGINNING.

Said land is also shown on the Record of Survey to Support a Boundary Line Adjustment for DGD Development Ltd. Partnership, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 17, 2001, in Book 101, Page 2859, as File No. 506922, Official Records.

APN: 1420-07-502-002

Document No. 807977 is provided pursuant to the requirements of Section 6.NRS 111.312.

# STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a. 1420-07-502-002
  - 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'/Ind'l
  - g.  Agricultural
  - h.  Mobile Home
  - i. Other Commercial Retail

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

- 3. a. Total Value/Sales Price of Property: \$ 4,500,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ [ ]
- c. Transfer Tax Value \$ 4,500,000.00
- d. Real Property Transfer Tax Due: \$ [17,550.00]

- 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%

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 \_\_\_\_\_ DocuSigned by: \_\_\_\_\_ Capacity Grantor

Signature ROBERT PALMER Capacity Grantee

68AB0A2ED462474...

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: North Valley Plaza LLC, a Nevada limited liability company

Address: [P.O. Box 1781]  
[Carson City, NV 89702]  
City, State, Zip Code

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Jacks Valley, LLC, a Nevada limited liability company

Address: [P.O. Box 30874]  
[Santa Barbara, CA 93130-0874]  
City, State, Zip Code

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02400309-005-CD

Address: 5441 Kietzke Lane, Suite 100

City, State, Zip: Reno, NV 89511

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-07-502-002  
 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 Commercial Retail

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

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 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 4,500,000.00  
 d. Real Property Transfer Tax Due: \$ 17,550.00

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 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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Signature [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: North Valley Plaza LLC, a Nevada limited liability company  
 Address: P.O. Box 1781  
 Carson City, NV 89702  
 City, State, Zip Code

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jacks Valley, LLC, a Nevada limited liability company  
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 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511

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