DOUGLAS COUNTY, NV

RPTT:\$17550.00 Rec:\$40.00

2024-1006867

\$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: Alle Alex	_
Jeffrey Shaheen, Manager	_
n. MA	
By: //// Daniel R. Shaheen, Manager	
/	
STATE OF Nevoda COUNTY OF Washe	SS:
This instrument was acknowledged before me	on March toth, 2024,
by Jeffrey Shaheen.	LOUISE ANN BARNES Notary Public - State of Nevada
NOTARY PUBLIC	County of Washoo APPT NO. 03-80944-2 - Expires: Mar. 19, 2027
STATE OF LEVAL	
COUNTY OF Washir)
This instrument was acknowledged before me	on_Marcl 20th, 2024,
by Daniel R. Shaheen.	zacazani) raguagunga aanoxan wanan aanoman aanoman aanoman a
NOTARY PUBLIC	LOUISE ANN BARNES Notary Public - State of Nevada County of Washoe APPT NO. 03-80844-2 - Expires: Mar. 19, 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 \$10°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-or-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. ⁻			\		
с.			\ \		
d.			\ \		
2.	Type of Property:		٦ /		
a,	[□] Vacant Land b. [□] Single Fa	n. Res. FOR RECORDERS OPTIONAL	LISE ONLY		
c,	[□] Condo/Twnhse d. [□] 2-4 Plex	Book Page	CON ONE		
e.	[□] Apt. Bldg f. [図] Comm ¹ //				
g.	[□] Agricultural h. [□] Mobile H				
i.	Other Commercial Retail				
3. a.	Total Value/Sales Price of Property:	\$ 4,500,000.00			
ь.	Deed in Lieu of Foreclosure Only (value of pro		·		
c.	Transfer Tax Value	\$ 4,500,000.00	<u></u>		
d.	Real Property Transfer Tax Due:	\$ [17,550.00]			
4.	If Exemption Claimed	` /			
	a. Transfer Tax Exemption, per NRS 375.09	0, Section [
	b. Explain Reason for Exemption: _[
5.	Partial Interest: Percentage being transferred:	100%			
The unde	ersigned declares and acknowledges, under pena	ty of perjury, pursuant to NRS 375,060 and NRS 3	75.110, that the		
		ation and belief, and can be supported by docume			
		urthermore, the parties agree that disallowance			
		may result in a penalty of 10% of the tax due plu fer shall be jointly and severally liable for any add			
owed.	in ruisdant to 14105 575.050, the Buyer and Se	ter shall be jointly and severally habie for any add	antonar amount		
and the same of th		Consider			
Signatu		Capacity <u>Grantor</u>			
Signatu	V	Capacity Grantee			
S	ELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMA	ATION		
	(REQUIRED)	(REQUIRED)			
Print N	ame: North Valley Plaza LLC, a Nevada limited	Print Name: Jacks Valley, LLC, a Nevada	limited		
liability	company	liability company			
Address: [P.O. Box 1781]		_Address: [P.O. Box 30874]	_Address: [P.O. Box 30874]		
[Carson City, NV 89702] [Sa		[Santa Barbara, CA 93130-0874]	Santa Barbara, CA 93130-0874]		
1	City, State, Zip Code	City, State, Zip Code			
1	COMPANY/PERSON REQUESTING	RECORDING (Required if not Seller or Buyer)	1		
Print N	ame: Ticor Title of Nevada, Inc.		•		
	s: 5441 Kietzke Lane, Suite 100		,, VM 1 M 104		
	ate, 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	and deprendence in the Control of th	entrophysiological controls.		\ \
b	egy for personal and a children handle strong property was a special property and the first property and the special prop				\ \
с.			-version appropriate designations		~ \ \ \
d.					
2	Type of Property:			۲.,	
a.	☐ Vacant Land	b. Single Fam. Res	s. [FOR F	RECORDERS OPTIONAL USE ONLY
c.	□ Condo/Twnhse	d. 口 2-4 Plex	1000	Book	Page
e.	□ Apt. Bldg	f. K. Comm'l/Ind'l	- APT		of Recording:
g.	☐ Agricultural	h. ⊓ Mobile Home		Notes:	
i.	Other Commercial Reta	iil		-	
3. a.	Total Value/Sales Price of	Property:		\$ 4.	,500,000.00
3. a. b.	Deed in Lieu of Foreclosur	Ta. 150		S	Tourness and the second
c.	Transfer Tax Value	c Only (value of property)	76		,500,000.00
d.	Real Property Transfer Tax	c Due:	74.		7,550.00
	• •	, but	/ /	7	
4.	If Exemption Claimed	(See	tion	W	
		tion, per NRS 375.090, Sec	HOII	400,000	Makan ahabatan san a <mark>ngand</mark> an datah pina mpamakan arawa sa san alam mpama makan angan ang
	b. Explain Reason for E	exemption:	······································	*** * ********************************	The state of the s
_	Single-statement of the forest and the statement of the s		%		
5.	Partial Interest: Percentage	e being transferred.	CANADA CA	cuant t	o NRS 375.060 and NRS 375.110, that the
The und	ersigned declares and ackno	wreages, under penalty of p	and belief.	and ca	n be supported by documentation if called
unon to	substantiate the informatio	on provided herein. Further	rmore, the	parties	agree that disallowance of any claimed
avamnti	on or other determination of	of additional tax due, may r	esult in a pe	enalty	of 10% of the tax due plus interest at 1%
per mon	th. Pursuant to NRS 375.03	0, the Buyer and Seller sha	all be jointly	y and	severally liable for any additional amount
owed.	~ V)				
Signati	ire ///		Capac	ity	Grantor
Signati	ire		Capac	city	Grantee
A STATE OF THE PARTY OF THE PAR	Analysis and the second		7 /	·	
5	SELLER (GRANTOR) IN		BU	UYER	(GRANTEE) INFORMATION
	(REQUIRED	The second secon	/		(REQUIRED)
	lame: North Valley Plaza L	LC, a Nevada limited	Print Nan		cks Valley, LLC, a Nevada limited
	y company	en et al tradition en le per es, et a fre en le montage que que que en	appropriate the second second second second		Box 30874
	ss: P.O. Box 1781	destroy's \$1,200 to the manages in the control of t	Address.	F.O. 1	albara, CA 93130-0874
Carsor	City, NV 89702		2000U		City, State, Zip Code
i.	City, State, Zip	lode			City, State, Zip Code
N.	COMPANY/PERSO	ON REQUESTING RECO	ORDING (I	Requi	red if not Seller or Buyer)
Print N	Name: Ticor Title of Nevada		Escrow N	vo.:	02400309-005-CD
Addre	ss: 5441 Kietzke Lane, Suit	<u>100</u>	e graph garaganaga ay sagirin na dankada da	e pagagora pajajoj - kol o kol	
City, S	itate, Zip: Reno, NV 89511	n vid nych a gladgergelagdigt in na en	and a standard contract of the standard contra	and or other transfers	

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED