DOUGLAS COUNTY, NV

RPTT:\$9636.90 Rec:\$40.00

04/24/2024 01:56 PM

\$9,676.90 Pgs=3

2024-1007032

TICOR TITLE - GARDNERVILLE SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO: Minden RV & Boat Storage LLC a Nevada limited liability company 5255 Longley Ln Suite 101 Reno, NV 89511

MAIL TAX STATEMENTS TO: SAME AS ABOVE

Escrow No. 2303577-RLT

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.: 1320-27-002-033 R.P.T.T. \$9,636.90

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Buckeye Industrial Park LLC a Nevada Limited Liability

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Minden RV & Boat Storage 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.

Signature and notary acknowledgement on page two.

Buckeye Industrial Park LLC a Nevada Limited Liability Company	
David Park, Manager	
STATE OF NEVADA COUNTY OF DOUGLAS	} ss:
This instrument was acknowledged before me oby David Park	
NOTARY PUBLIC	RISHELE L. THOMPSON Notary Public - State of Nevada Appointment recorded in Douglas County 99-54931-5 - Expires: April 10, 2027
This Notary Acknowledgement is attached to the No. 02303577.	nat certain Grant, Bargain, Sale Deed under escrow

EXHIBIT A LEGAL DESCRIPTION

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

A parcel of land located within portions of the Southwest 1/4 of Section 27 and the Southeast 1/4 of Section 28, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING a point on the Southerly right-of-way line of Buckeye Road which bears S. 13°56'22" E., 75.79 feet from the West 1/4 corner of said Section 27;

Thence along said right-of-way, S. 89°29'43" E., 590.47 feet;

Thence continuing along said right-of-way, 31.39 feet along the arc of a curve to the right, having a central angle of 89°55'41" and a radius of 20.00 feet, (chord bears S. 44°31'52" E., 28.27 feet) to a point on the Westerly right-of-way line of Bently Parkway South;

Thence along said Westerly right-of-way, S. 00°25'59" W., 129.75 feet;

Thence continuing along said right-of-way, 77.16 feet along the arc of a curve to the left, having a central angle of 34°00'32" and a radius of 130.00 feet, (chord bears S. 16°34'17" E., 76.04 feet); Thence S. 55°36'01" W., 34.55 feet;

Thence S. 00°00'00" E., 332,09 feet to a point on the Northerly boundary line of Lot 1, Block "G", as shown on Final Map of Bently Science Park, Document No. 376672, of the Douglas County Recorder's Office:

Thence along the Northerly line of said Lot 1, S. 90°00'00" W., 221.36 feet to the Northwest corner thereof:

Thence along the West boundary line of said Lot 1, S. 00°00'00" W., 571.73 feet to the Southwest corner thereof;

Thence along the Southerly and Westerly boundary lines of said Block "G" the following four courses;

- 1.) S. 84°56'49" W., 285.33 feet;
- 2.) N. 86°35'25" W., 124.86 feet;
- 3.) N. 00°22'39" E., 1149.17 feet;
- 4.) 31.46 feet along the arc of a curve to the right, having a central angle of 90°07'38" and a radius of 20.00 feet, (chord bears N. 45°26'28" E., 28.32 feet) to the POINT OF BEGINNING.

APN: 1320-27-002-033

Note: Document No. 2021-<u>971929</u> is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number	r(s)			\ \
a.	1320-27-002-033				\ \
b.					\ \
C.					\ \
d.					_
2.	Type of Property:				
۷. a.	✓ Vacant Land	b. Single	Fam. Res.	EOR RECORDER	S OPTIONAL USE ONLY
а. С.	☐ Condo/Twnhse	d. □ 2-4 Ple		Book	Page
e.	☐ Apt. Bldg	f. Comm	100	Date of Recording	
g.	☐ Agricultural	h. Mobile	and the same of th	Notes:	
j. i.	Other	🗀		1000	
1.	Other		/-/-	- \ \	
3. a.	Total Value/Sales Price	•		\$ 2,471,000.00	
b.	Deed in Lieu of Foreclos	ure Only (value o	of property)	\$	
C.	Transfer Tax Value			\$ 2,471,000.00	
d.	Real Property Transfer T	ax Due:		\$ 9,636.90	
4.	If Exemption Claimed		1	· /	
	a. Transfer Tax Exem	ption, per NRS 3	75.090, Section	_/	
	b. Explain Reason for		The state of the s		
	/ /			1	
5.	Partial Interest: Percenta	age being transfe	erred: %	1	
375.110 by docu that dis of 10%	dersigned declares and a provention provention provention if called upon the allowance of any claimed of the tax due plus interent severally liable for any	vided is correct to so substantiate th exemption, or oth est at 1% per mo	o the best of their ne information pr ner determination nth. Pursuant to	r information and bel ovided herein. Furth n of additional tax du	ief, and can be supported ermore, the parties agree ue, may result in a penalty
Signat	V 4 1 0	20000	ρ	pacity PCTE	NA
<i>P</i> -	770	CACALCA		<i></i>	<u> </u>
Signat	ure		Car	pacity	
1	SELLER (GRANTOR) IN	ORMATION		BUYER (GRANTEE) INFORMATION
	(REQUIRED)			(REQUI	
Print N	lame: Buckeye Industrial	**************************************	Print N	•	Boat Storage LLC a
	a Limited Liability Compa			a limited liability com	
	ss: 1300 Buckeye Rd	\wedge	Addres	ss: 5255 Longley L	n Suite 101
	Minden		City:	Reno	
	NV Zip: 89423	7 7	State:		
1		/ / /			
_ _	COMPANY/PERSON				
	Name: Ticor Title of Nevad		Escrov	/ No.: 02303577-0	2U-KL1
	ss: 1483 US Highway 395				
City, S	State, Zip: Gardnerville, N	V 0941U			

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Printed: 4/24/2024 12:50 PM by LD Escrow No.: 02303577-020-RLT