

DOUGLAS COUNTY, NV **2024-1007032**
RPTT:\$9636.90 Rec:\$40.00
\$9,676.90 Pgs=3 **04/24/2024 01:56 PM**
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 Company

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.

**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.

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

