

A.P.N. No.:	A portion of 1320-08-002-008
R.P.T.T.	\$ 0.00
File No.:	2270403 BA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Gr8dayNevada, LLC a Nevada Limited Liability Company	
8100 SW 142 Terr	
Miami, FL 33158	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sharp Minden Hangars LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Gr8dayNevada, LLC a Nevada Limited Liability Company, and to the heirs and assigns of such Grantee forever**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

PARCEL 1:

Condominium Bay 21 in Hangar #1 of the SHARP MINDEN HANGARS COMMUNITY (a Commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration, recorded May 3, 2021, as Document No. 2021-966771, and as further described in that certain SUPPLEMENT TO CONDOMINIUM DECLARATION FOR SHARP MINDEN HANGARS COMMUNITY, recorded December 19, 2023, as Document No. 1003266 Official Records, Douglas County, Nevada, and as further defined and described in such declaration, as amended or supplemented from time to time.

PARCEL 2:

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for SHARP MINDEN HANGARS COMMUNITY (A Commercial Leasehold Condominium Project) May 3, 2021, as Document No. 2021-966771, Official Records, Douglas County, Nevada.

PARCEL 3:

An undivided interest in and to the Leasehold Estate as created by that certain Lease executed by Douglas County Nevada, as Lessor and Sharp Minden Hangars LLC, a Nevada limited liability company, recorded on May 19, 2020, as Document No. 2020-946261, Official Records of Douglas County, Nevada, Official Records, Douglas County, Nevada.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 21, 2024

SIGNATURES AND NOTARY ON PAGE 2
 THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Sharp Minden Hangars LLC, a Nevada Limited Liability Company

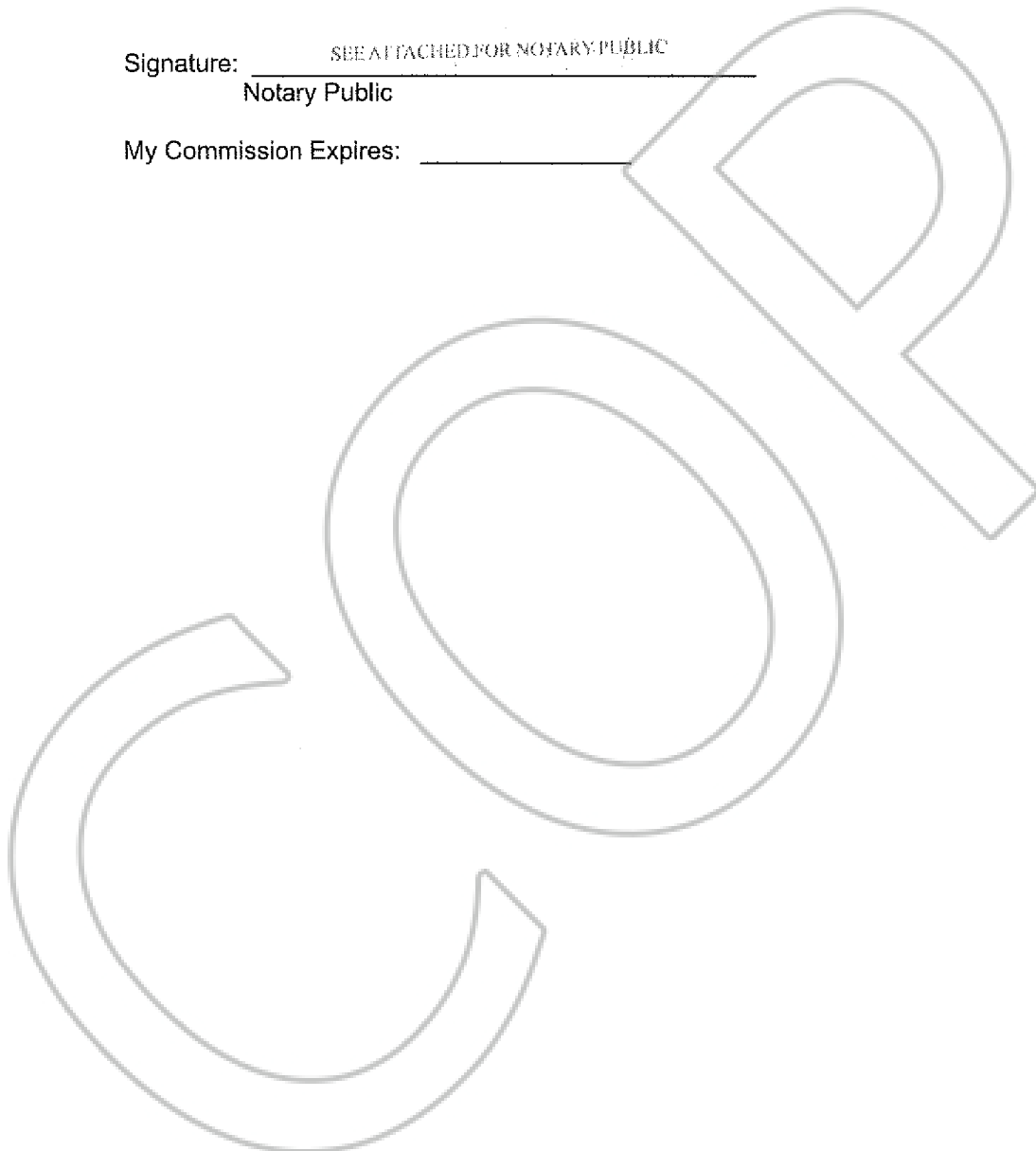
By: [Signature]
David Becker, Manager

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2024
By: David Becker as Manager of the Sharp Minden Hangars LLC, a Nevada Limited Liability Company.

Signature: SEE ATTACHED FOR NOTARY PUBLIC
Notary Public

My Commission Expires: _____



ALL-PURPOSE ACKNOWLEDGMENT

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 }
County of El Dorado }

On April 25, 2024 before me, Joseph M. Henderson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared David Becker
Name(s) of Signer(s)

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.

Signature: [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain Sale Deed

Document Date: April 25, 2024 Number of Pages: 2

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A portion of 1320-08-002-008
 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
 Other Leasehold Interest

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

3. a. Total Value/Sales Price of Property \$ 163,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 163,000.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Leasehold Interest Only

5. Partial Interest: Percentage being transferred: _____ %
 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 [Signature] Capacity AGENT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sharp Minden Hangars LLC, a Nevada Limited Liability Company
 Address: 3174 Fairway Drive
 City: Shingle Springs
 State: CA Zip: 95682

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gr8dayNevada, LLC a Nevada Limited Liability Company
 Address: 8100 SW 142 Terr
 City: Miami
 State: FL Zip: 33158

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

Print Name: Stewart Title Company Escrow # 2270403 BA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED