

DOUGLAS COUNTY, NV **2024-1007778**  
RPTT:\$9750.00 Rec:\$40.00  
\$9,790.00 Pgs=3 **05/14/2024 03:36 PM**  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1320-27-001-007  
1320-27-001-009

Order No.: TTR2400748-RT

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

S&M Hanson Properties LLC a Nevada  
limited liability company  
P.O BOX 66  
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$9,750.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Buckeye Industrial Park LLC a Nevada limited liability company,**

do(es) hereby GRANT, BARGAIN AND SELL to

**S&M Hanson Properties LLC a Nevada limited liability company**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED**

Dated: 5-14-24

Buckeye Industrial Park LLC a Nevada limited liability company

BY: 

David Park, Manager

State of NEVADA

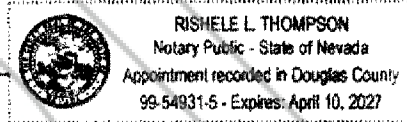
County of DOUGLAS

This instrument was acknowledged before me on this 14 day of May,  
2024, by



Notary Public

[SEAL]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1320-27-001-007 and 1320-27-001-009**

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

**PARCEL 1:**

Block B, Lot 2, as shown on Final Map No. 1013 of Bently Science Park as filed for record on December 12, 1995, as Document No. 376672, in the office of the Douglas County Recorder.

APN: 1320-27-001-007

**PARCEL 2:**

Block B, Lot 1, as shown on Final Map No. 1013 of Bently Science Park as filed for record on December 12, 1995, as Document No. 376672, in the office of the Douglas County Recorder.

APN: 1320-27-001-009

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1320-27-001-007  
 b. 1320-27-001-009  
 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 \_\_\_\_\_

|  |             |
|--|-------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |             |
| Book _____                             | Page: _____ |
| Date of Recording: _____               |             |
| Notes: _____                           |             |

3. a. Total Value/Sales Price of Property      \$ 2,500,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 2,500,000.00  
 d. Real Property Transfer Tax Due      \$ 9,750.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section NONE  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00%  
 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 *Jiz Deene*      Capacity: ~~Grantor~~ Agent  
 Signature \_\_\_\_\_      Capacity: Grantee

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

Print Name: Buckeye Industrial Park LLC a Nevada limited liability company  
 Address: 1300 Buckeye Rd  
 City: Minden  
 State: NV      Zip: 89423

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

Print Name: S&M Hanson Properties LLC a Nevada limited liability company  
 Address: P.O BOX 66  
 City: Minden  
 State: NV      Zip: 89423

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

Print Name: Ticor Title of Nevada, Inc.      Escrow # TTR2400748  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville      State: NV      Zip: 89410