

DOUGLAS COUNTY, NV

2024-1010822

RPTT:\$19.50 Rec:\$40.00

\$59.50 Pgs=7

08/08/2024 09:55 AM

AMROCK, LLC - COMMERCIAL

SHAWNYNE GARREN, RECORDER

APN: 1220-11-001-063

Recording Requested By:
Margaux Hyman, Esq.
Taft Stettinius & Hollister LLP
27777 Franklin Road, Suite 2500
Southfield, MI 48034

SPECIAL WARRANTY DEED

This Special Warranty Deed is made on this 6th day of August, 2024, by PEAPEG LLC, a Washington limited liability company, referred to as Grantor, and Sun Stoneridge Villas LLC, a Michigan limited liability company, with an address at 27777 Franklin Road, Suite 300 Southfield, Michigan 48034, referred to as Grantee.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to Grantor in hand paid by Grantee, the receipt of which is acknowledged, by these presents grants, bargains and sells to Grantee, Grantee's heirs, and assigns forever, all that lot, piece, or parcel of land situate, lying, and being in the County of Douglas, State of Nevada, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any manner appertaining to such property, and the reversion and reversions, remainder and remainders, rents, issues, and profits of such property.

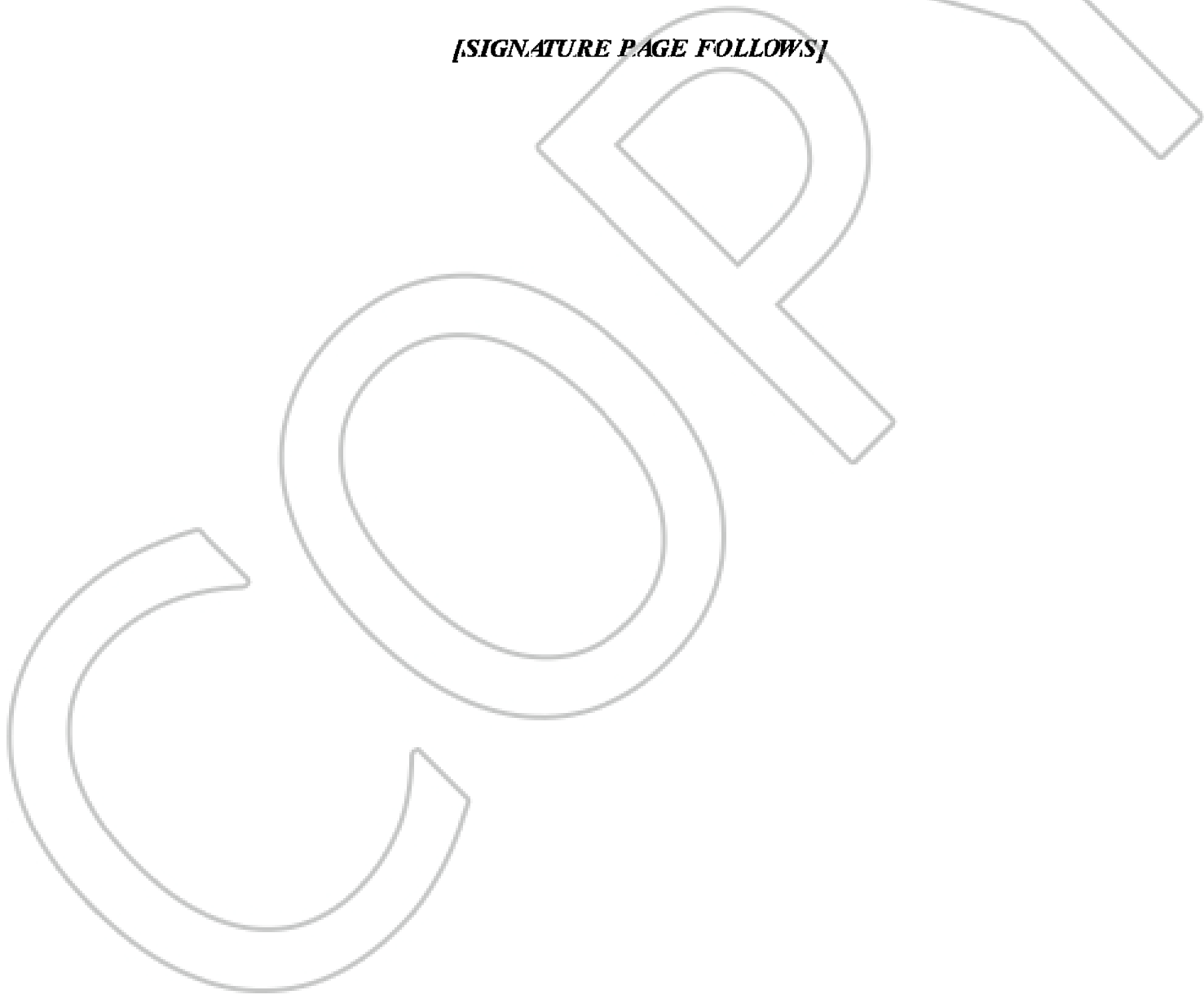
Subject to the permitted exceptions set forth on EXHIBIT B attached hereto and made a part hereof by reference.

To have and to hold all and singular the described property, together with the

appurtenances, to Grantee, and to Grantee's heirs and assigns forever. Grantor warrants, for Grantor, Grantor's heirs, executors and administrators, that Grantor has not conveyed the described property, or any right, title or interest in such property, to any person other than Grantee, and that the described property is free from encumbrances, done, made, or suffered by Grantor, or any person claiming under Grantor.

Grantor and Grantor's heirs, executors, and administrators, will and shall warrant and defend the described property conveyed and the appurtenances appertaining to such property to Grantee, Grantee's heirs, and assigns, against the lawful claims of any and all person and persons whomsoever.

[SIGNATURE PAGE FOLLOWS]



In witness whereof, Grantor has set Grantor's hand on the day and year first written above.

GRANTOR:

PEAGPEG LLC,
a Washington limited liability company

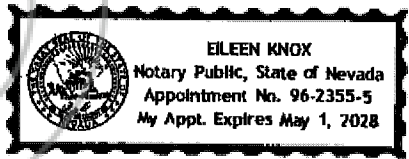
By: *[Signature]*
Name: Michael E. Pegram
Its: Member

STATE OF Nevada)
) ss.
COUNTY OF Douglas)

On August 16, 2024, before me, the undersigned notary public, in and for the County and State, personally appeared Michael Pegram, Member of PEAGPEG LLC, a Washington limited liability company, known to me to be the person described in and who executed the foregoing instrument, and who acknowledged to me that did so freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and seal.

Eileen Knox
NOTARY PUBLIC Eileen Knox



Mail to:

Margaux Hyman, Esq.
Taft Stettinius & Hollister LLP
27777 Franklin Road, Suite 2500
Southfield, MI 48034

Mail tax bills to:

Sun Stoneridge Villas LLC
27777 Franklin Road, Suite 300
Southfield, Michigan 48034



EXHIBIT A

LEGAL DESCRIPTION

A parcel of land being a portion of Adjusted Parcel 1 per the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 815195, said parcel shown as Parcel 1B on the Record of Survey for Sierra Nevada SW Enterprises, Ltd. filed for record May 21, 2015 in said office of Recorder as Document No. 862467, more particularly described as follows:

BEGINNING at the most westerly corner of said Parcel 1B, said point falling on the right-of-way line of Muller Parkway as granted by Deed to Douglas County filed for record January 8, 2013 in said office of Recorder in Book 113, Page 1602;

thence North 29°35'16" East, 657.74 feet;
thence South 39°00'13" East, 129.77 feet;
thence South 58°40'56" East, 373.58 feet;
thence South 28°14'12" East, 296.15 feet;
thence South 89°15'34" East, 1153.05 feet;
thence South 00°15'59" West, 68.69 feet;
thence North 89°10'02" West, 1105.69 feet;
thence North 89°20'25" West, 59.37 feet;
thence North 31°08'01" West, 250.16 feet;
thence North 52°09'40" West, 402.85 feet;
thence North 52°40'39" West, 86.89 feet;
thence South 29°02'43" West, 588.63 feet to a point on said right-of-way line of Muller Parkway;
thence along said right-of-way line of Muller Parkway, North 44°45'21" West, 72.48 feet to the POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 2024-2025 real estate quarterly taxes and assessments, a lien not yet due and payable.
2. Any liens levied by the Minden-Gardnerville Sanitation District, by reason that subject property is located within said district. (None currently due and payable)
3. Any liens levied by the Gardnerville Town Water Company, Inc., by reason that subject property is located within said district. (None currently due and payable)
4. Any liens levied by the Allerman Upper Virginia Ditch Association, by reason that subject property is located within said district. (None currently due and payable)
5. Right of Way for any existing roads, trails, canals, streams, ditches, drain ditches, pipes, poles or transmission lines traversing said land.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Truckee River General Electric Company
Purpose: Construct, operate and maintain communication and electric facilities Recording
Date: August 12, 1907
Recording No.: Book B, Page 217, Official Records
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Perpetual easement for an open ditch (the "Virginia Ditch") and for connecting the Allerman Canal to the Virginia Ditch for the conveyance and distribution of water and for the purpose of inspecting, cleaning, maintenance, operation, repair and reconstruction
Recording Date: August 31, 2006
Recording No.: Book 806, Page 11564, as Document No. 683416, Official Records
8. An Agreement, on the terms, covenants, conditions and provisions contained therein

By and between: Sierra Nevada SW Enterprises, Ltd., Virginia Ranch Development, Inc., Curtis and Sons Construction, Inc., a Nevada corporation, The Curtis Family Trust and The Gardnerville Town Water Company, Inc.
Recording Date: September 3, 2008
Recording No.: Book 908, Page 454, as Document No. 729278, Official Records
9. 54' Ditch Irrigation and Maintenance Easement as delineated or as offered for dedication on the Record of Survey

Recording Date: November 18 2019
Recording No. Book 1109, Page 4280, as Document No. 754143, Official Records

10. 54' Ditch Irrigation and Maintenance Easement as delineated or as offered for dedication on the Record of Survey

Recording Date: December 27, 2012
Recording No.: Book 122, Page 7188, as Document No. 815195, Official Records

11. Easement(s) and rights incidental thereto as delineated or as offered for dedication on the Record of Survey:

Recording Date: August 31, 2006
Recording No.: Book 806, Page 11489, Document No. 683421, Official Records

12. 54' Ditch Irrigation and Maintenance Easement and Right-Of-Way for Roadway & Utilities as delineated or as offered for dedication on the Record of Survey:

Recording Date: December 23, 2008
Recording No.: Book 1208, Page 4546, Document No. 734920, Official Records

13. Prescriptive Easement contained in Findings of Fact, Conclusions of Law, Judgment and Decree Quieting Title:

Recording Date: July 12, 1993
Recording No. Book 793, Page 2198, Document No. 312323, Official Records

14. Terms, conditions and provisions in regards to the Ditch Easements granted and reserved and Restrictive Covenants Regarding Set Back and Buffer Zones Required for Spray Application of Reclaimed Water for Irrigation contained in Corrected Grant, Bargain and Sale Deed Subject to Reserved Easements:

Recording Date: May 8, 2002
Recording No.: Book 502, Page 2352

15. Any rights, claims or interests which may exist or arise by reason of the following facts shown on the ALTA/NSPS Land Title Survey made by Todd A. Enke, PLS No. 19734, on behalf of Resource Concepts Inc., dated August 5, 2024, and designated Job No. 24-169:

- a. Fence extends over subject property boundary in various locations
- b. Adjoiner's construction materials encroach over subject property boundary
- c. Dirt access road crosses subject property boundary without the benefit of a recorded easement
- d. Irrigation structures, culvert, and culvert with headwalls located on subject property

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

1. Assessor Parcel Number (s)
 a) 1220-11-001-063
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input checked="" type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

3. Total Value/Sales Price of Property: \$5,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$5,000.00
 Real Property Transfer Tax Due: \$ 19.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

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 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 Member
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: PEAPEG, LLC
 Address: 1627 U.S. Highway 395 N
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Sun Ston eridge Villas LLC
 Address: 2777 Franklin Road Suite 300
 City: Southfield
 State: MI Zip: 48034

COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Amrock Escrow# C000127796
 Address: 662 Woodward Aven., 9th Floor East
 City: Detroit State: MI Zip: 48226