

Official Record

Recording requested By
BARNEY MCKENNA & OLMSTEAD

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2
RPTT: \$1,776.45 Recorded By: AE
Book- 299 Page- 0030

Parcel Number: 003-021-03

WHEN RECORDED, MAIL TO:

Joseph T. Prete, Esq.
Barney McKenna & Olmstead, P.C.
43 S. 100 E., Suite 300
St. George, UT 84770



MAIL TAX STATEMENT TO:

Oak Leaf Community Development, LLC
234 Shelter Valley Dr.
Kalispell, MT 59904

GRANT, BARGAIN, SALE DEED

Carefree Caliente, Ltd., a Limited Partnership (also known as Carefree Caliente, Ltd.), Grantor, for Ten Dollars and other good and valuable consideration, hereby warrants and conveys to Carefree Living Caliente, LP, organized in the State of Nevada, Grantee, all of its interest in the following described tract of land in Lincoln County, State of Nevada, commonly known as 200 Miller Lane, Caliente, NV 89008, and legally described as follows:

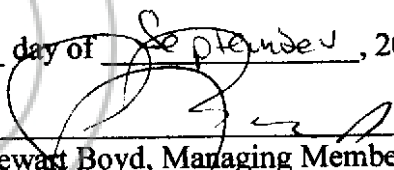
SEE *Legal Description* set forth in Exhibit A, attached, and incorporated herein.

TOGETHER WITH all improvements and appurtenances thereunto belonging;

SUBJECT TO easements, rights of way, restrictions and reservations appearing of record or enforceable in law and equity; and


SUBJECT TO the USDA mortgage/deed of trust of record

WITNESS the hand of Grantor, this 22nd day of September, 2015.


Stewart Boyd, Managing Member of Oak Leaf Community Development, LLC, which is the General Partner of Grantor

STATE OF California)
)
COUNTY OF Napa)

On this 22nd day of September, 2015, before me, a notary public, personally appeared Stewart P. Boyd, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same. Witness my hand and official seal.


NOTARY PUBLIC

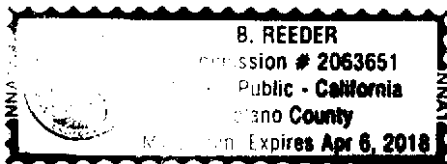




EXHIBIT A

A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., IN THE COUNTY OF LINCOLN, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M.; THENCE NORTH 20°03' EAST A DISTANCE OF 454.2 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 51656, BOOK 4, PAGE 305, OF THE LINCOLN COUNTY OFFICIAL RECORDS; THENCE NORTH 75°15' WEST ALONG THE SOUTH BOUNDARY OF SAID PARCEL, A DISTANCE OF 154.0 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 75°15' WEST A DISTANCE OF 468.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 51656, BOOK 4, PAGE 305, LINCOLN COUNTY RECORDS; THENCE NORTH 18°06' EAST ALONG THE WEST BOUNDARY OF SAID PARCEL, A DISTANCE OF 205.00 FEET; THENCE SOUTH 75°15' EAST, A DISTANCE OF 468.00 FEET; THENCE SOUTH 18°06' WEST A DISTANCE OF 205.00 FEET TO THE TRUE POINT OF BEGINNING.

STATE OF NEVADA
DECLARATION OF VALUE FORM

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1. Assessor Parcel Number(s)

- a) 003-021-03
- 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 SENIOR HOUSING

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

\$ 455,446
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 1,776.45

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100 %

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 Counsel for grantor and grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: CAREFREE CALIENTE, LTD. A LIMITED PARTNERSHIP
 Address: C/O BARNEY MCKENNA OLMSTEAD
 City: 43 S. 100E. SUITE 300, ST GEORGE
 State: UTAH Zip: 84770

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: CAREFREE LIVING CALIENTE, LP
 Address: C/O BARNEY MCKENNA OLMSTEAD
 City: 43 S. 100E, SUITE 300, ST. GEORGE
 State: UTAH Zip: 84770

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

Print Name: BARNEY MCKENNA & OLMSTEAD ATTORNEY FOR GRANTEE + GRANTEE Escrow #: _____
 Address: -SAME-
 City: _____ State: _____ Zip: _____