0148420

of 2

Record

Recording requested By BARNEY MCKENNA & OLMSTEAD

Lincoln County - NV Leslie Boucher - Recorder Fee: \$40.00

Page 1 RPTT: \$1,255.80 Recorded By: AE Book- 299 Page- 0033

Parcel Number: 001-021-04

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 Living, a partnership (also known as Carefree Living, Ltd.) and Carefree Living Pioche, Ltd. (also known as Carefree Pioche, Ltd.), Grantors, 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, any and all of Grantors' interest in the following described tract of land in Lincoln County, State of Nevada, commonly known as 206 N. Hollywood Way, Pioche NV 89043, 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

B. REEDER Commission # 2063651 Notary Public - California Solano County My Comm. Expires Apr 6, 2018

WINESS the hand of Grantor, this 220	d devor september, 2015.
WINES the hand of Grantor, this <u>LL</u>	day of september, 2015.
1 Brid	1 5 -1
Stewar Boyd Managing Member	Stewart Boyd, Managing Member of Oak
of Oak Leaf Community Development,	Leaf Community Development, LLC,
LLC, which is the General Partner	which is the General Partner of Carefree
of Carefree Living, a partnership	Living Pioche, Ltd.
county of Napa	
on this 22nd day of September	, 2015, before me, a notary public, personally
appeared Stewart P. Buyd, 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.	Daux
	NOTARY PUBLIC

EXHIBIT A

A PARCEL OF LAND SITUATE IN SECTIONS 15 AND 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT (1) FROM WHICH THE SOUTHWEST CORNER OF SECTION 15 BEARS NORTH 86°22'00" WEST 4,118.99 FEET, MORE OR LESS; THENCE NORTH 03°28'15" EAST 395.02 FEET; THENCE NORTHEASTERLY 57.50 FEET, MORE OR LESS ALONG EXISTING CURB (3); THENCE NORTH 34°21'56" EAST 196.65 FEET (4); THENCE SOUTH 58°56'00" EAST 271.17 FEET (5); THENCE SOUTH 31°04'00" WEST 65.60 FEET (6); THENCE NORTH 58°56'00" WEST 89.28 FEET (7); AND THENCE SOUTH 31°04'00" WEST 536.69 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.95 ACRES MORE OR LESS, AS ILLUSTRATED IN PLAT A, PAGE 211, DOCUMENT 78464, AS RECORDED IN THE OFFICIAL RECORDS OF LINCOLN COUNTY RECORDER ON AUGUST 22, 1983.

EXCEPTING THEREFROM ALL MINERALS AND MINERAL BEARING ORES LYING BELOW THE HEREINABOVE DESCRIBED REAL PROPERTY, TOGETHER WITH THE RIGHT TO EXTRACT THE SAME, EXCEPT THAT THE RIGHT TO EXTRACT SHALL NOT EXTEND TO THE SURFACE OR TO THE THIRTY (30) FEET IMMEDIATELY UNDERLYING AS DISCLOSED IN GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 16, 1977, IN BOOK 23, PAGE 371 AS INSTRUMENT NO. 61016 OF OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA.



DOC # DV-148420

Recording requested By BARNEY MCKENNA & OLMSTEAD

10/14/2015 04:40 PM

Official Record

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)	Lincoln County - NV
a) 001-021-04	Leslie Boucher - Recorder
b)	Page 1 of 1 Fee: \$4 0.00
c)	Recorded By: AE RPTT: \$1,255.80
d)	Book- 299 Page-0033
2. Type of Property:	
a) Vacant Land b) Single Fam.	
c) Condo/Twnhse d) 2-4 Plex	Book:Page:
e) Apt. Bldg f) Comm'l/Ind	8
g) Agricultural h) Mobile Hom	Notes:
X Other SENIOR HOUSING	
3. Total Value/Sales Price of Property	\$ 321,523
Deed in Lieu of Foreclosure Only (value of pr	operty) ()
Transfer Tax Value:	\$\
Real Property Transfer Tax Due	\$ 1,255.80
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 acknowledg	es, under penalty of perjury, pursuant to
NRS 375.060 and NRS 375.110, that the informat	ion provided is correct to the best of their
information and belief, and can be supported by d	
information provided herein. Furthermore, the pa	rties agree that disallowance of any claimed
exemption, or other determination of additional ta	
due plus interest at 1% per month. Pursuant to NF	RS 375.030, the Buyer and Seller shall be
jointly and severally liable for any additional amo	unt owed.
	\ \\ .
Signature (\ \ \ (\ \ \ \ .	Capacity A Horney for available
	Capacity Attorney for granter and grantee
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: CAREFREE LIVING A PARTMERSHIP &	Print Name: CALFFREE LIVING CALIENTE, LP
Address: c/o BARNEY MCKENNA DLMSTEAD	Address: c/o Byrney MCKEUNA OLMSTEND
City: 435. LODE, SUITE 300, JT. GEDRGE	City: 435, LONE. SUITE 300 ST. GEDRGE
State: UTAH Zip: 84770	State: UTAH Zip: 84770
<u>COMPANY/PERSON REQUESTING RECO</u>	RDING (required if not seller or buyer)
Print Name RARNEY MCKENNIA ATTO CALEY -	A Fectow #
Address: CANTOR + GRANTOR + GRANT	EE
City:	State: Zip: