

DOC # 0149133

04/07/2016

03:18 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: **\$42.00** Page 1 of 4

RPTT: Recorded By: AE

Book- 302 Page- 0060



0149133

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:

Lincoln Senior Housing, LLC
234 Shelter Valley Dr.
Kalispell, MT 59904

720251- NP

RE-RECORDED
GRANT, BARGAIN, SALE DEED

*****This document is being recorded to correct the legal description stated in the Grant Bargain, Sale Deed that was recorded on October 14, 2015, as DOC # DV-148420, in the Official Records of Lincoln County, Nevada.***



Official Record

Recording requested By BARNEY MCKENNA & OLMSTEAD

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2 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

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

[Signature] Stewart Boyd, Managing Member of Oak Leaf Community Development, LLC, which is the General Partner of Carefree Living, a partnership

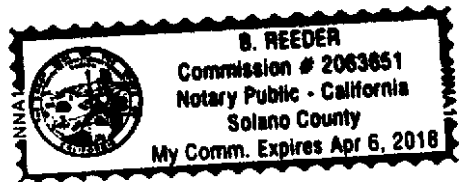
[Signature] Stewart Boyd, Managing Member of Oak Leaf Community Development, LLC, which is the General Partner of Carefree Living Pioche, Ltd.

STATE OF California) COUNTY OF Napa)

Stewart Boyd, managing member

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.

[Signature] NOTARY PUBLIC



B. Reeder #2063651 exp: April 6, 2018



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.



EXHIBIT A

CORRECTIVE LEGAL DESCRIPTION

BEING A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., CITY OF PIOCHE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER SAID SECTION 15; THENCE SOUTH 78°22'50" WEST, 1275.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE HOLLYWOOD WAY (30.00 FEET WIDE) AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 04°10'49" EAST, 395.03 FEET; THENCE CONTINUING ALONG SAID LINE, NORTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 106.63 FEET, THROUGH A CENTRAL ANGLE OF 30°53'41", FOR AN ARC LENGTH OF 57.50 FEET; THENCE NORTH 35°04'29" EAST, ALONG SAID LINE, 196.65 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 58°13'27" EAST, 271.17 FEET; THENCE SOUTH 31°46'33" WEST, 65.60 FEET; THENCE NORTH 58°13'27" WEST 87.55 FEET; THENCE SOUTH 31°46'33" WEST, 536.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.96 ACRES MORE OR LESS AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK D, PAGE 0183, OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

BASIS OF BEARINGS: BEING THE SOUTH LINE OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., LINCOLN COUNTY, NEVADA, AS SHOWN ON THE PARCEL MAP IN BOOK A, PAGE 174 RECORDED IN THE LINCOLN COUNTY RECORDER'S OFFICE; WHICH BEARS SOUTH 89°53'32" WEST.

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.

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$42.00
Recorded By: AE RPTT:
Book- 302 Page- 0060

STATE OF NEVADA
DECLARATION OF VALUE FORM

- Assessor Parcel Number(s)
 - 001-021-04
 -
 -
 -

- Type of Property:

| | |
|-----------------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Vacant Land | <input type="checkbox"/> Single Fam. Res. |
| <input type="checkbox"/> Condo/Twnhse | <input type="checkbox"/> 2-4 Plex |
| <input type="checkbox"/> Apt. Bldg | <input type="checkbox"/> Comm'/Ind'l |
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> Other <u>SENIOR HOUSING</u> | |

| | |
|----------------------------------|-------------|
| FOR RECORDER'S OPTIONAL USE ONLY | |
| Book: _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: <u>RPTT paid on doc#</u> | |

- Total Value/Sales Price of Property \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

- If Exemption Claimed:
 - Transfer Tax Exemption per NRS 375.090, Section 3
 - Explain Reason for Exemption: correcting legal description of document no. 0148420

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: Attorney for grantor and grantee
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: CAREFREE LIVING, A PARTNERSHIP & CAREFREE LIVING P/D/CHE, LTD.
 Address: C/O BARNEY MCKENNA DUMSTEAD
 City: 43 S. 100 E. SUITE 300, ST. GEORGE
 State: UTAH Zip: 84770

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: CAREFREE LIVING CALIENTE, LP
 Address: C/O BARNEY MCKENNA DUMSTEAD
 City: 43 S. 100 E. SUITE 300, ST. GEORGE
 State: UTAH Zip: 84770

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: BARNEY MCKENNA DUMSTEAD, ATTORNEY FOR GRANTOR + GRANTEE Escrow #: _____
 Address: SAME
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED
 First American Title
 2500 Paseo Verde Suite 120
 Henderson NV 89074