

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



0149134

720251 - NP

GRANT, BARGAIN, SALE DEED

Carefree Living Caliente, LP, organized in the State of Nevada, Grantor, for Ten Dollars and other good and valuable consideration, hereby warrants and conveys to Lincoln Senior Housing, LLC, a Nevada limited liability company, Grantee, all of its 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 24th day of March, 2016.

Stewart Boyd,
managing member

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

STATE OF _____)

COUNTY OF _____)

On this _____ day of _____, 2016, before me, a notary public, personally appeared _____, who proved on the basis of satisfactory evidence to be the person whose name and capacity are subscribed to this instrument, and acknowledged he executed the same. Witness my hand and official seal.

See attached document

NOTARY PUBLIC



Exhibit "A"

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.

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.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY:

ROBERT C. JOHNSON, PLS NO. 10114

HMH SURVEYING INC.

4945 W. PATRICK LANE

LAS VEGAS, NV 89118



0149134

Book: 302
Page: 66

04/07/2016
Page 3 of 3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Napa)

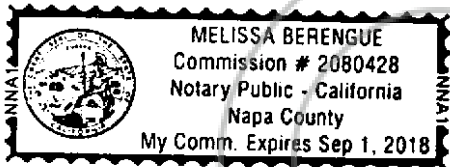
On 03/24/2016 before me, Melissa Berengue, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Stewart Boyd
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Melissa Berengue # 2080428
exp. Sep 1, 2018
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Recording requested By
 FIRST AMERICAN TITLE COMPANY

**STATE OF NEVADA
 DECLARATION OF VALUE FORM**

**Lincoln County - NV
 Leslie Boucher - Recorder**

Page 1 of 1 Fee: \$16.00
 Recorded By: AE RPTT: \$1,813.50
 Book- 302 Page- 0064

1. Assessor Parcel Number(s)
 a) 001-021-04
 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
 i) Other SENIOR HOUSING

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 465,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 465,000.00
 Real Property Transfer Tax Due \$ 1800.00 1813.50
AL

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 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 AGENT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Core Free Living Alliance
 Address: 40 Oak Leaf Community Development LLC
 City: Napa
 State: CA Zip: 94558

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: LP Lincoln Senior Housing LLC
 Address: 734 Shelter Valley Dr.
 City: Kalispell
 State: MT Zip: 59901

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: FIRST AMERICAN TITLE INSURANCE Escrow #: NCS-120251-HHW NP/ND
 Address: 2500 JACO Verde Suite 120
 City: Henderson State: NV Zip: 89074