

Official Record

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$3,022.50 Recorded By: AE  
Book- 302 Page- 0067



Parcel Number: 002-212-01

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

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 236 South 4th Street, Panaca, NV 89042, and legally described as follows:

LOT ONE (1) IN BLOCK THIRTY-THREE (33) IN THE TOWN OF PANACA, AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

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 \_\_\_\_\_, 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.

NOTARY PUBLIC

SEE ATTACHED DOCUMENT



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

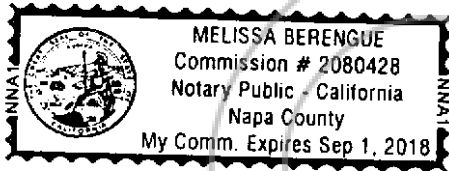
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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: \_\_\_\_\_  
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**STATE OF NEVADA**  
**DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-212-01  
 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 \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 775,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 775,000.00  
 Real Property Transfer Tax Due \$ 3,000.00 3022.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section N/A  
 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 Alyson Long Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Car-Her Living Caliente  
 Address: 90 Bayleaf Commerce Ct, Wells Dr  
 City: Napa  
 State: CA Zip: 94558

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: LC Senior Housing  
 Address: 224 Senior Housing LLC  
 City: Kalispell  
 State: MT Zip: 59901

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: First American Title Escrow #: NCS-72025- HFLVNP/ND  
 Address: 2500 Paseo Verde Suite 200  
 City: Henderson State: NV Zip: 89074