

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$3,022.50 Recorded By: AE
Book- 302 Page- 0069



0149136

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:

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

720251 - NY

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 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 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 subscribed to the instrument, and acknowledged he executed the same. Witness my hand and official seal.

See Attached Document

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.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

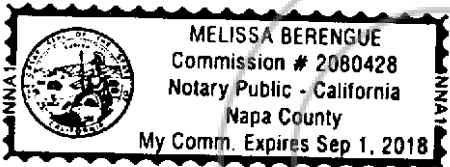
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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: _____

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 003-021-03
- b) _____
- c) _____
- d) _____

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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 _____

FOR RECC

Page 1 of 1 Fee: \$16.00
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Book _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property:

b) Deed in Lieu of Foreclosure Only (value of

c) Transfer Tax Value:

d) Real Property Transfer Tax Due

775,000.00
(\$ _____)
\$2775,000.00
\$ 3022.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____ Capacity: _____
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Carefree Living Caliente, LP
Address: c/o Oak Leaf Community
Development LLC 3756 Willis Drive
City: Napa
State: CA Zip: 94558

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LLC
Address: Lincoln Senior Housing
LLC, 234 Shelter Valley
Drive
City: Kalispell
State: MT Zip: 59901

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

First American Title Insurance
Company National Commercial
Print Name: Services File Number: NCS-720251-HHLV NP/NP
Address: 2500 Paseo Verde Parkway, #120
City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)