

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number(s)

- a) 4-113-11
- b)
- c)
- d)

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 111 352832  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: APR 26 2008  
Notes: \_\_\_\_\_

## 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 \_\_\_\_\_

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$ 3,250,000.00  
Transfer Tax Value: \$ 3,250,000.00  
Real Property Transfer Tax Due: \$ 12,675.00

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 disallowance of any claimed exception, 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: OWNER  
Signature: [Signature] Capacity: OWNER

### SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: RON FROOM  
Address: 785 MARKET ST #750  
City: SAN FRANCISCO  
State: CA Zip: 94103

### BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: WALTER L. CUNEO  
Address: 1805 N. Carson St #6  
City: Carson City  
State: NV Zip: 89701

### COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, Inc. Esc. #: 00028948-502-SLG  
Address: 2310 So. Carson St. #5B  
City/State/Zip: Carson City, NV 89701

RECORDED AT THE  
REQUEST OF

APN: 4-113-11  
RPTT \$12,675.00

WESTERN TITLE CO

2006 APR 26 AM 10:21

FILE NO. 352832

ALAN GLOVER  
CARSON CITY RECORDER

FEE \$41<sup>63</sup> DEP *[Signature]*

	<b>WHEN RECORDED MAIL TO:</b>
Name	WALTER L. CUNEO
Street	1805 N. CARSON ST #6
Address	
City, State	CARSON CITY, NV 89701
Zip	
	<b>MAIL TAX STATEMENTS TO:</b>
Name	WALTER L. CUNEO
Street	1805 N. CARSON ST #6
Address	
City, State	CARSON CITY, NV 89701
Zip	
Order	00028948-502- SLG
No.	

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RON FROMM and JANINE A. FROMM, husband and wife and COLIN WIEL and ELISA WIEL, husband and wife, do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to WALTER L. CUNEO, Trustee of the WALTER LEE CUNEO 1999 TRUST dated November 6, 1999 and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of N/A, County of Carson City, State of Nevada bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

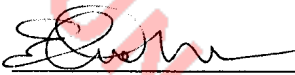
Dated: December 8, 2005

352832

  
\_\_\_\_\_  
RON FROOM

  
\_\_\_\_\_  
JANINE A FROOM

  
\_\_\_\_\_  
COLIN WIEL

  
\_\_\_\_\_  
ELISA WIEL

**CALIFORNIA**  
STATE OF ~~NEVADA~~

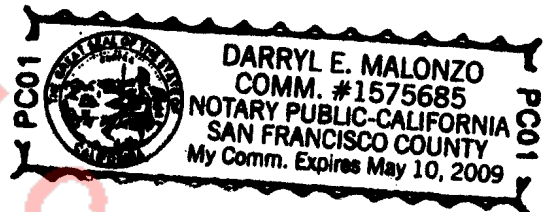
COUNTY OF SAN FRANCISCO

This instrument was acknowledged before me on

FEBRUARY 6, 2006  
RON FROOM, JANINE A. FROOM  
by COLIN WIEL, ELISA WIEL

} ss

  
\_\_\_\_\_  
Notary Public



352832

Exhibit A

**PARCEL NO. 1:**

BEGINNING at the Northeast corner of that certain parcel conveyed to Grover L. Rowland by Deed recorded January 3, 1973 in Book 134, Page 545; thence South 89°52'30" West 385.00 feet; thence South 0°03'57" West 176.01 feet; thence South 89°52'30" West 100.00 feet to the East line of Carson Meadows Drive; thence South 0°03'57" West along the East line of Carson Meadows Drive 50.00 feet more or less; thence North 89°52'30" East 220.00 feet; thence South 0°03'57" West 33.99 feet; thence North 89°52'30" East 265.00 feet; thence North 0°03'57" East 260.00 feet to the Point of Beginning.

**PARCEL NO. 2:**

COMMENCING at the Northwest corner of that certain parcel conveyed to Grover L. Rowland by Deed recorded January 3, 1973 in Book 134, Page 545; thence South 0°03'57" West along the East line of Carson Meadows Drive 226.01 feet more or less; thence North 89°52'30" East 100.00 feet to the True Point of Beginning; thence South 0°03'57" West 63.99 feet; thence North 89°52'30" East 120.00 feet; thence North 0°03'57" East 63.99 feet; thence South 89°52'30" West 120.00 feet to the Point of Beginning.

**PARCEL NO. 3:**

BEGINNING at the Northwest corner of that certain parcel conveyed to Grover L. Rowland by Deed recorded January 3, 1973 in Book 134, Page 545; thence South 0°03'57" West along the East line of Carson Meadows Drive 176.01 feet; thence North 89°52'30" East 100.00 feet; thence North 0°03'57" East 176.01 feet; thence South 89°52'30" West 100.00 feet to the Point of Beginning.

**PARCEL NO. 4:**

BEGINNING at the Southeast corner of that certain parcel conveyed to Grover L. Rowland by Deed recorded January 3, 1973 in Book 134, Page 545; thence South 89°52'30" West along the North line of East Fifth Street 265.00 feet; thence North 0°03'57" East 130.00 feet; thence North 89°52'30" East 265.00 feet; thence South 0°03'57" West 130.00 feet to the True Point of Beginning.

All of the aforesaid parcels begin a portion of the East half of Section 17, Township 15 North, Range 20 East, M.D.B.&M.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed, recorded in the office of the County Recorder of Carson County, Nevada on November 2, 2005, as Document No. 345376, of Official Records.

**352832**