

APN : 004-401-06;
004-402-03 through 08, inclusive;
004-403-01 through 04, inclusive;
004-404-01 through 08, inclusive;
004-405-01 through 08, inclusive;
004-406-01; 004-407-01 and 02; and
004-408-01 through 36, inclusive
Escrow # 02009862-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:
Capitol Homebuilders, LLC
Attn: Jay Ryder
985 Damonte Ranch Parkway, Suite 140
Reno, NV 89521

Grant, Bargain and Sale Deed
(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

APNs:

Escrow No. 02009862-00

Recordation requested by:
Ticor Title of Nevada, Inc.
5441 Kietzke Lane, Suite 100
Reno, NV 89511

After recording, return recorded Grant
Deed to the following address:
Capitol Homebuilders, LLC
Attn: Jay Ryder
985 Damonte Ranch Parkway, Ste. 140
Reno, NV 89521

The undersigned hereby affirms that this
document submitted for recording does not
contain the social security number of any
person or persons per N.R.S. 239B.030.

_____ /

GRANT, BARGAIN AND SALE DEED

For value received, **RD Lompa, LLC**, a Nevada limited liability company, as "Grantor," hereby grant, bargain and sell to **Capitol Homebuilders, LLC**, a Nevada limited liability company, as "Grantee" the real property located in Washoe County, Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Together with, all and singular, the tenements, hereditaments and appurtenances belonging, or in anywise appertaining, to the real property and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To have and to hold, the real property above described with the appurtenances, unto Grantee, and Grantee's heirs, and successors and assigns forever.

This conveyance is subject to:

All non-delinquent taxes and assessments, and all conditions, covenants, restrictions, exceptions, encumbrances, interests, and other matters of record and off-record affecting the Property, including matters which could be ascertained by an inspection or survey of the Property. Grantor disclaims all express and implied warranties regarding the Property.

Dated this 30 day of August, 2021.

GRANTOR:

RD Lompa, LLC, a Nevada limited liability company

By: RHNV Investment Limited Partnership,
a Nevada limited partnership

Its: Manager

By: J L Ryder Holdings LLC, a
California limited liability company

Its: General Partner

By: [Signature]
N. Jay Ryder, Manager

By: Fritz Duda Company, a Texas corporation
Its: Manager

By: SIGNED IN COUNTERPART
Name: _____
Title: _____

STATE OF California)
) ss.
COUNTY OF Contra Costa)

This Grant, Bargain and Sale Deed was acknowledged before me on August 17, 2021, 2021, by N. Jay Ryder, as Manager of JL Ryder Holdings, LLC, in its capacity as Manager of RHNV Investment Limited Partnership, in its capacity as a Manager of RD Lompa, LLC.

[Signature]
Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)



This Grant, Bargain and Sale Deed was acknowledged before me on _____, 2021, by _____, as _____ of Fritz Duda Company, in its capacity as a Manager of RD Lompa, LLC.

Notary Public

Dated this 30 day of August, 2021.

GRANTOR:

RD Lompa, LLC, a Nevada limited liability company
 By: RHN Investment Limited Partnership,
 a Nevada limited partnership
 Its: Manager
 By: J L Ryder Holdings LLC, a
 California limited liability company
 Its: General Partner

By: SIGNED IN COUNTERPART
 N. Jay Ryder, Manager

By: Fritz Duda Company, a Texas corporation
 Its: Manager

By: [Signature]
 Name: PAUL TANGUAY
 Title: V.P.

STATE OF _____)
) ss.
 COUNTY OF _____)

This Grant, Bargain and Sale Deed was acknowledged before me on _____, 2021, by N. Jay Ryder, as Manager of JL Ryder Holdings, LLC, in its capacity as Manager of RHN Investment Limited Partnership, in its capacity as a Manager of RD Lompa, LLC.

 Notary Public

STATE OF Nevada)
) ss.
 COUNTY OF Washoe)

This Grant, Bargain and Sale Deed was acknowledged before me on August 16, 2021, by Paul Tanguay, as Vice President of Fritz Duda Company, in its capacity as a Manager of RD Lompa, LLC.

[Signature]
 Notary Public

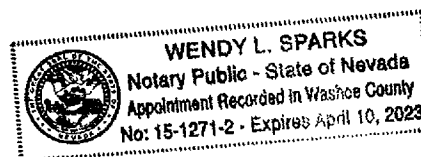


Exhibit A to Grant Deed

Legal Description

All that certain real property situate in the Carson City, State of Nevada, described as follows:

APN:

UNOFFICIAL COPY

Order No.: 02009862-CD

EXHIBIT A

All that certain real property situate in the County of Carson City, State of Nevada, described as follows:

Lots 6 through 64, inclusive; Common Area Parcel A, Common Area Parcel B and Common Area Parcel C; Drainage Parcel A, Drainage Parcel B, Drainage Parcel C and Drainage Parcel D; and East Robinson Street, Monitor Peak Street, Porter Peak Drive, Hogan Peak Street, Pilot Peak Drive, Pearl Peak Drive, Wildcat Peak Drive, Pyramid Peak Drive, Evan Street and Boundary Peak Street as shown on the Final Map for Blackstone Ranch Phase 1-A, according to the map thereof, filed in the office of the County Recorder of Carson City, State of Nevada, on June 24, 2021, in Book 11, Page 3014, as File No. 521829, Official Records.

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004-402-03 through 08, inclusive;
004-403-01 through 04, inclusive;
004-404-01 through 08, inclusive;
004-405-01 through 08, inclusive;
004-406-01;
004-407-01 and 02; and
004-408-01 through 36, inclusive

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
- 004-401-06; 004-402-03 through 08, inclusive
 - 004-403-01 through 04, inclusive; 004-404-01 through 08, inclusive
 - 004-405-01 through 08, inclusive; 004-406-04
 - 004-407-01 & 02; and 004-408-01 through 36, inclusive

2. Type of Property:

- ☒ Vacant Land
- ☐ Condo/Twnhse
- ☐ Apt. Bldg
- ☐ Agricultural
- Other _____
- ☐ Single Fam. Res.
- ☐ 2-4 Plex
- ☐ Comm'l/Ind'l
- ☐ Mobile Home

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page _____
Date of Recording: _____
Notes: _____

- Total Value/Sales Price of Property: \$ 5,300,000.00
- Deed in Lieu of Foreclosure Only (value of property) \$ _____
- Transfer Tax Value \$ 5,300,000.00
- Real Property Transfer Tax Due: \$ 20,670.00

4. If Exemption Claimed

- Transfer Tax Exemption, per NRS 375.090, Section _____
- 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 [Signature] Capacity Grantor
Signature [Signature] Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: RD Lompa, LLC, a Nevada limited liability company
Address: 985 Damonte Ranch Parkway, Ste. 140
Reno, NV 89521
City, State, Zip Code

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Capitol Homebuilders, LLC, a Nevada limited liability company
Address: 985 Damonte Ranch Parkway, Ste 140
Reno, NV 89421
City, State, Zip Code

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02009862-CD
Address: 5441 Kietzke Lane, Suite 100
City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED