Documents related to APN#126-294-28 including sale pricing formula sheet
Pay Fourteen Thousand Ninety Five Dollars and No Cents $14,095.00

PAY TO
THE
ORDER
OF
Incline Village General Improvement District
893 Southwood Blvd
Incline Village, NV

File: 01415-8983

File: 01415-8983
Buyer Jonathan Sabin; Susan Sabin
Seller Incline Village General Improvement District
Escrow Officer Liz Svenningsen

Property Address: 400 Fairview Blvd., Incline Village, NV 89451

Description of charges:
Cash to seller - $14,095.00

360. 49.99.2.4490 13412.00
390. 39.99.2.4490 683.00

14095.00

Batch 14649

365
March 31, 2014

Incline Village General Improvement District
893 Southwood Blvd
Incline Village, NV
Attn: Gerald W. Eick

RE: Escrow No.: 01415-8983
    Property Address: 400 Fairview Blvd., Incline Village, NV 89451

Dear Mr. Eick:

In connection with the above referenced closed escrow, we enclose the following:

  Seller's proceeds check in the amount of $14,095.00
  Final Closing Statement (RETAIN FOR TAX PURPOSES)

We would like to take this opportunity to thank you for allowing us to handle this transaction and if we can be of any further assistance please feel free to contact the undersigned.

Sincerely,

[Signature]

Ashley Busse
Escrow Assistant to Liz Svenningsen

enclosures
**Final Seller's Closing Statement**

**Stewart Title Company, Stewart Title Company**
704 West Nye Lane, Suite 101, Carson City, NV 89703, (775) 882-6993

**Seller(s)**  
Incline Village General Improvement District, 863 Southwood Blvd, Incline Village, NV  
Susan Sabin

**Buyer(s)**  
Jonathan Sabin, 26 N Haven Wy, Sag Harbor, NJ 11963

**Lender(s)**  
Susan Sabin

**Property**  
400 Fairview Blvd, Incline Village, Nevada 89451

Lot 110, Ski Lane Bitterbrush 2, Washoe County, Nevada

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<th>Closing Date</th>
<th>Disbursement Date</th>
<th>Proration Date</th>
<th>Sales/Price</th>
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Incline Village General Improvement District

By:  
Gerald W. Eick, Director of Finance, Accounting and Risk Management
LAND PURCHASE AGREEMENT

DEFINITIONS

BROKER includes cooperating broker and all sales persons. DAYS means calendar days, midnight to midnight, unless otherwise specified. BUSINESS DAY excludes Saturdays, Sundays and legal holidays. DATE OF ACCEPTANCE means the date Seller accepts the offer or the Buyer accepts the counter offer, and the written acceptance is put in the course of transmission to the other party. This rule also applies to the removal of contingencies. DELIVERED means personally delivered, transmitted electronically in accordance with applicable laws, by a nationally recognized overnight courier, or by first class mail, postage prepaid. In the event of mailing, the document will be deemed delivered three (3) business days after deposit; in the event of overnight courier, one (1) business day after deposit; and if electronically at the time of transmission provided that a transmission report is generated and retained by the sender reflecting the accurate transmission of the document. Unless otherwise provided in this Agreement or by law, delivery to the agent will constitute delivery to the principal. DATE OF CLOSING means the date title is transferred. TERMINATING THE AGREEMENT means that both parties are relieved of their obligations and all deposits will be returned to Buyer PROPERTY means the real property and any personal property included in the sale.

AGENCY RELATIONSHIP CONFIRMATION. The following agency relationship is hereby confirmed for this transaction and supersedes any prior agency election:

LISTING AGENT: __________________________ by __________________________ is the agent of (check one):

☐ the Seller exclusively; or ☐ both the Buyer and the Seller.

SELLING AGENT: __________________________ by Michele Norris __________________________ is the agent of (check one):

☐ the Buyer exclusively; or ☐ the Seller exclusively; or ☐ both the Buyer and the Seller

Note: This confirmation DOES NOT take the place of the AGENCY DISCLOSURE form required by law

Jonathan Sabin hereinafter designated as BUYER, offers to purchase the real property situated in Incline Village, County of Washoe, State of Nevada consisting of approximately 1 acre, more or less, as commonly known as 400 Fairview Blvd., lot 125-294-28.

Incline Village, NV 89451 FOR THE PURCHASE PRICE OF $14,095.00 (Fourteen Thousand dollars) on the following terms and conditions:

1. FINANCING TERMS.

A. $1,000.00 DEPOSIT evidenced by [ ] check, or (X) other Wire held uncashed until acceptance and not later than three (3) business days thereafter deposited toward the purchase price with Stewart Title - Liz Svenningsen.

B. $13,095.00 ADDITIONAL CASH DEPOSIT to be placed in escrow [ ] within ______ days after acceptance, [ ] upon removal of all conditions.

C. $13,095.00 BALANCE OF CASH PAYMENT needed to close, not including closing costs.

D. $14,095.00 NEW FIRST LOAN: [ ] FIXED RATE: For ______ years, interest not to exceed __________%, payable at approximately $_________ per month (principal and interest only), with the balance due in not less than ______ years. [ ] ARM: For ______ years, initial interest rate not to exceed __________%, with initial monthly payments of $_________ and maximum lifetime rate not to exceed __________%.

☐ Buyer will pay loan fee or points not to exceed ______.
☐ Lender to appraise property at no less than purchase price prior to loan contingency removal.

E. $ EXISTING FINANCING: [ ] ASSUMPTION OF. [ ] SUBJECT TO existing loan of record described as follows:

F. $ SELLER FINANCING: [ ] FIRST LOAN or [ ] SECOND LOAN, secured by the property; [ ] LAND SALES CONTRACT. [ ] Seller Financing Addendum, is attached and made a part of this Agreement.

G. $ OTHER FINANCING TERMS:

H. $14,095.00 TOTAL PURCHASE PRICE (not including closing costs).

2. LOAN APPROVAL. (Please check one of the following):

A. (X) CONTRACT IS NOT CONTINGENT upon Buyer obtaining a loan.

B. [ ] CONTRACT IS CONTINGENT upon Buyer's ability to obtain commitment for new financing as set forth above, from a lender or mortgage broker of Buyer's choice, and/or consent to assumption of existing financing provided for in this Agreement, within ______ days after acceptance. Buyer will in good faith use his or her best efforts to qualify for and obtain the financing and will complete and submit a loan application within five (5) days after acceptance. Buyer [ ] will, [ ] will not provide a [ ] prequalification letter, or [ ] preapproval letter from lender or mortgage broker based on Buyer's application and credit report within ______ days after Acceptance. In the event a loan commitment or consent is obtained but not timely honored without fault of Buyer, Buyer may terminate this Agreement.

Buyer [ ] [ ] [ ] and Seller [ ] [ ] [ ] have read this page.

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Page 1 of 4
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368
3. EXAMINATION OF TITLE. In addition to any encumbrances assumed or taken "subject to", Seller will convey title to the property subject only to: [1] real estate taxes not yet due; and [2] covenants, conditions, restrictions, rights of way and easements of record, if any, which do not materially affect the value or intended use of the property.

Within three (3) days after acceptance, Buyer will order a Preliminary Title Report and copies of CC&R's and other documents of record if applicable. Within five (5) days after receipt, Buyer will report to Seller in writing any valid objections to title contained in such report (other than monetary liens to be paid upon close of escrow). If Buyer objects to any exceptions to the title, Seller will use due diligence to remove such exceptions at his or her own expense before close of escrow. If such exceptions cannot be removed before close of escrow, this Agreement will terminate, unless Buyer elects to purchase the property subject to such exceptions. If Seller concludes he or she is in good faith unable to remove such objections, Seller will notify Buyer within ten (10) days after receipt of said objections. In that event Buyer may terminate this Agreement.

4. OPTIONAL CONDITIONS. Provisions 3-A through 3-E, if initiated below by Buyer, are included in this Agreement:

[ ] A. SOIL TESTS. Upon acceptance of this Agreement, Buyer will have the right to go on the property to conduct soil tests, including percolation tests, to ascertain whether the property is suitable for the improvements which Buyer proposes to make. All expenses of such tests will be borne by the [ ] Buyer, [ ] Seller. Buyer will be responsible for the repair and restoration of any damage to the property which may be caused by such tests. If in the reasonable opinion of the soils engineer, employed by Buyer, the property is not suitable for the proposed development, Buyer may terminate this Agreement. Buyer will approve or disapprove the results of the tests in writing within _______ days of acceptance.

[ ] B. SURVEY. Upon acceptance of this Agreement, the boundary lines of the property will be surveyed by a licensed surveyor at the expense of the [ ] Buyer, [ ] Seller. The surveyor will set and flag all property lines, to be approved in writing by Buyer prior to close of escrow.

[ ] C. PRICE BASED ON AREA. The purchase price is based upon $__________________ per acre, [ ] per square foot, and [ ] will, [ ] will not be adjusted in accordance with the area set forth in the survey under Provision 3-B.

[ ] D. WELL REPORT. Upon acceptance of this Agreement, Buyer will obtain a well report from a licensed well drilling contractor at the expense of [ ] Buyer, [ ] Seller. Buyer will approve or disapprove the results of the tests in writing within _______ days of acceptance. In the event of disapproval, Buyer may terminate this Agreement.

[ ] E. TAX DEFERRED EXCHANGE (INVESTMENT PROPERTY). In the event Seller wishes to enter into a tax deferred exchange for the property, or Buyer wishes to enter into a tax deferred exchange with respect to property owned by him or her in connection with this transaction, each of the parties agrees to cooperate with the other party in connection with such exchange, including the execution of such documents as maybe reasonably necessary to complete the exchange, provided that (a) the other party will not be obligated to delay the closing; (b) all additional costs in connection with the exchange will be borne by the party requesting the exchange; (c) the other party will not be obligated to execute any note, contract, deed or other document providing for personal liability which would survive the exchange; and (d) the other party will not take title to any property other than the property described in this Agreement. The other party will be indemnified and held harmless against any liability which arises or is claimed to have arisen on account of the exchange.

5. BONDS AND ASSESSMENTS. All bonds and assessments which are part of or paid with the property tax bill will be assumed by the Buyer. If in the event there are other bonds or assessments which have an outstanding principal balance and are a lien upon the property, the current installment will be prorated between Buyer and Seller as of the date of closing. Future installments will be assumed by Buyer WITHOUT CREDIT toward the purchase price, EXCEPT AS FOLLOWS:

This Agreement is conditioned upon both parties verifying and approving in writing the amount of any bond or assessment to be assumed or paid within ten (10) days after receipt of the preliminary title report or property tax bill, whichever is later. In the event of disapproval, the disapproving party may terminate this Agreement.

6. PRORATIONS. Rents, real estate taxes, interest, payments on bonds and assessments assumed by Buyer, and homeowners association fees will be prorated as of the date of recordation of the deed. Security deposits, advance rentals, or considerations involving future lease credits will be credited to Buyer.

7. EVIDENCE OF TITLE will be in the form of a policy of Title Insurance, issued by ________________________________ paid by ________________________________ Stewart Title - Liz Svenningsen.

8. CLOSING. Full purchase price, deed, to be recorded, and physical possession of property to be delivered X on or before June 1, 2014, or _______ days of acceptance. Both parties will deposit with an authorized escrow holder, to be selected by Buyer, all funds and instruments necessary to complete the sale in accordance with the terms of this Agreement. X Where customary, signed escrow instructions will be delivered to escrow holder within _______ days of acceptance. Escrow fee (including any cancellation fee) to be paid by ________________________________ buyer County/City Transfer Tax(es), if any, to be paid by ________________________________ buyer. THIS PURCHASE AGREEMENT TOGETHER WITH ANY ADDENDA WILL CONSTITUTE JOINT ESCROW INSTRUCTIONS TO THE ESCROW HOLDER.

9. VESTED TITLE. The manner of taking title may have significant legal and tax consequences. Buyer should obtain advice from his or her legal or tax counsel regarding this matter.

10. PROPERTY INVESTIGATIONS. This Agreement is contingent upon Buyer's independent investigation of the following conditions relating to the property.

A. Zoning and land use designations and requirements.

B. Availability of utilities and costs of development.

Buyer ( ) _______ and Seller ( ) _______ have read this page.

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C. Toxic contamination.
   Buyer will approve or disapprove in writing all inspection reports within fifteen (15) or _____ days after acceptance. In the event of Buyer's disapproval, Buyer may, within the time stated or mutually agreed upon extension, elect to terminate this Agreement.

11. DEFAULT - In the event Buyer defaults in the performance of this Agreement (unless Buyer and Seller have agreed to liquidated damages), Seller may, subject to any rights of the Broker, retain Buyers deposit to the extent of damages sustained and may take such actions as he or she deems appropriate to collect such additional damages as may have been actually sustained. Buyer will have the right to take such action as he or she deems appropriate to recover such portion of the deposit as may be allowed by law. In the event that Buyer defaults (unless Buyer and Seller have agreed to liquidated damages) Buyer agrees to pay the Broker(s) any commission that would be payable by Seller in the absence of such default.

12. ATTORNEY FEES. In any action, arbitration, or other proceeding involving a dispute between Buyer and Seller arising out of the execution of this Agreement or the sale, whether for tort or for breach of contract, and whether or not brought to trial or final judgment, the prevailing party will be entitled to receive from the other party a reasonable attorney fee, expert witness fees, and costs to be determined by the court or arbitrator(s).

13. SURVIVAL. The omission from escrow instructions of any provision in this Agreement will not waive the right of any party. All representations or warranties will survive the close of escrow.

14. EXPIRATION OF OFFER. This offer will expire unless acceptance is delivered to Buyer or to Michele Norris (Buyer's Broker) on or before (date) January 18, 2014 (time) 5:00 a.m., p.m.

15. COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which is deemed to be an original.

16. TIME. Time is of the essence of this Agreement; provided, however, that if either party fails to comply with any contingency in this Agreement within the time limit specified, this Agreement will not terminate until the other party delivers written notice to the defaulting party requiring compliance within 24 hours after receipt of notice. If the party receiving the notice fails to comply within the 24 hours, the non-defaulting party may terminate this Agreement without further notice.

17. CONDITIONS SATISFIED/ WAIVED IN WRITING. Each condition or contingency, covenant, approval or disapproval will be satisfied according to its terms or waived by written notice delivered to the other party or his or her Broker.

18. ENTIRE AGREEMENT/ ASSIGNMENT PROHIBITED. This document contains the entire agreement of the parties and supersedes all prior agreements or representations with respect to the property which are not expressly set forth. This Agreement may be modified only in writing signed and dated by both parties. Buyer may not assign any right under this agreement without the prior written consent of Seller. Any such assignment will be void and unenforceable.

19. ADDITIONAL TERMS AND CONDITIONS.
1. Escrow to be opened with Stewart Title-Liz Svvenningson.
2. Seller to initiate necessary paperwork with Tax Title Services, Seller shall pay the $750 non-refundable fee to Tax Title Services.
3. Buyer shall pay the additional fees charged by Tax Title Services.
4. Buyer shall also pay all other fees associated with the transaction.
5. Through escrow, buyer agrees to pay Crystal Realty $1,100 for services rendered.

20. ADDENDA. The following addenda are attached and made a part of this Agreement:
   Form 10-11A, ADDENDUM TO LAND PURCHASE AGREEMENT (Subordination, Partial Reconveyances)

Both parties acknowledge that they have not relied on any statements of the real estate Agent or Broker which are not expressed in this Agreement.

LIMITATION OF AGENCY: A real estate broker or agent is qualified to advise on real estate. If you have any questions concerning the legal sufficiency, legal affect, insurance, or tax consequences of this document or the related transactions, consult with your attorney, accountant, or insurance broker.

The undersigned Buyer acknowledges that he or she has thoroughly read and approved each of the provisions of this offer and agrees to purchase the property for the price and on the terms and conditions specified. Buyer acknowledges receipt of a copy of this offer.

Buyer

[Signature]
Jonathan Sabin

Date 12/20/2013 Time 5:15 am

Address
26 N Haven Way
Sea Harbor NY 11963-4331

Buyer and Seller have read this page.

CAUTION: The copyright laws of the United States forbid the unauthorized reproduction of this form by any means including scanning or computerized formats.
ACCEPTANCE

Seller accepts the foregoing Offer and agrees to sell the property for the price and on the terms and conditions specified.

NOTICE: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between the Seller and Broker.

21. COMMISSION. Seller agrees to pay in cash the following real estate commission for services rendered, which commission Seller hereby irrevocably assigns to Broker(s) from escrow:

% of the accepted price, or $ _______________, to the listing Broker __________________________________________ and
% of the accepted price, or $ _______________, to the selling Broker ________________________________________

without regard to the agency relationship. Escrow instructions with respect to commissions may not be amended or revoked without the written consent of the Broker(s).

If Seller receives liquidated or other damages upon default by Buyer, Seller agrees to pay Broker(s) the lesser of the amount provided for above or one half of the damages after deducting any costs of collection, including reasonable attorney fees.

Commission will also be payable upon any default by Seller, or the mutual rescission by Buyer and Seller without the written consent of the Broker(s), which prevents completion of the purchase. This Agreement will not limit the rights of Broker and Seller provided for in any existing listing agreement.

In any action for commission the prevailing party will be entitled to reasonable attorney fees whether or not the action is brought to trial or final judgment.

Seller acknowledges receipt of a copy of this Agreement. Authorization is hereby given the Broker(s) in this transaction to deliver a signed copy to Buyer and to disclose the terms of purchase to members of a Multiple Listing Service, Board or Association of REALTORS® at close of escrow.

22. IF CHECKED "X", ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER DATED __________________________

Seller

(Signature)

Incline Vlg. Gen. Improvement Dist.
(Please Print Name)

Date 1/3/14 Time 1:15 PM
Address 893 Southwood Blvd

Incline Village, NV 89451

(Signature)

(Date)

(Please Print Name)

(Date)

(Date)

Page 4 of 4
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ADDENDUM

Tahoe Regional Planning Agency (TRPA)
BEST MANAGEMENT PRACTICES (BMP) DISCLOSURE

Address: 400 Fairview Blvd. lot 126-294-28 Incline Village, NV 89451
Assessors Parcel Number: 126 - 294 - 28
Priority Watershed Number (i.e. #1, 2 or 3). 1

SINGLE FAMILY RESIDENCES and COMMERCIAL STRUCTURES:
As of the date of the Certificate, the subject property demonstrated compliance with the Best Management Practices ordinance.

✓ B) The project does not have BMP’s installed or the BMP status of the property has not been determined. Note: All developed properties under the jurisdiction of the Tahoe Regional Planning Agency (TRPA) are required to complete installation of appropriate BMPs with the time frames set forth for each Priority Watershed area. The Priority Watershed in which this property resides can be determined by telephoning TRPA at (775) 588-4547, extension 202.

CONDOMINIUMS and PLANNED UNIT DEVELOPMENTS:
✗ A) The project has received a BMP Certificate of Compliance. As of the date of the Certificate, the project demonstrated compliance with the Best Management Practices ordinance.

✓ B) The project does not have a BMP Certificate of Compliance. Buyer acknowledges that the installation of BMPs may result in a future Homeowner’s Association assessment that will be the responsibility of the Buyer.

The Buyer understands that the Tahoe Regional Planning Agency Compact Article IV(I) contains provisions for substantial penalties, up to $5,000.00 per day, if appropriate BMPs are not installed on a developed property within the timeframes set forth for each different Priority Watershed area.

The undersigned Buyer and Seller acknowledge the following:

A. The TRPA and/or its associated agencies (NTCD, NRCS, TRCD) may not be able to make BMP inspections due to snow cover.
B. Real Estate Agents and Brokers are not experts regarding the rules and regulations of the TRPA, including BMPs, and shall be held harmless regarding BMP requirements and the specific costs associated with the installation of BMPs.
C. Buyer has received TRPA pamphlet entitled: "A Property Owner’s Guide to Improving Water Quality" and/or "Saving Lake Tahoe in Your Back Yard." Receipt of either pamphlet shall be deemed adequate action in regard to the disclosure requirements, with no further or additional information or materials to be provided.
D. A copy of this Addendum will be sent via Certified Mail by the Buyer to TRPA’s Erosion Control Team, either at Post Office Box 973, Zephyr Cove, NV 89448, or by fax to (775) 588-4527.

[Signature]
Jonathan Sabin
12/20/2013
Buyer

[Signature]
Incline Vlg. Gen. Improvement Dist.
Date: 1/3/14
Seller
BEACH ACCESS ADDENDUM

Property Address: 400 Fairview Blvd. lot 126-294-28
Incline Village, NV 89451

Both the Buyer and the Seller in this transaction acknowledge that there is a pending lawsuit against the Incline Village General Improvement District to open access to Burnt Cedar Beach and Incline Beach. This suit is asking for legal relief on behalf of some residents who are denied access to the beaches.

In the event either Buyer or Seller desire additional information, it is recommended that they contract the Incline Village General Improvement District.

Buyer [ ]
Jonathan Sabin

Date 12/20/2013

Buyer

Date

Seller [ ]
Incline Vlg. Gen. Improvement Dist.

Date 1/3/14

Seller

Date
NOTICE REGARDING HAZARDOUS MATERIALS

This is in reference to the Agreement dated 12/17/2013 between Jonathan Sabin and Incline Village General Improvement District, concerning the property commonly known as 400 Fairview Blvd. lot 125-294-28 Incline Village, NV 89451

Various materials utilized in the construction of improvements to property may contain materials that have been or may in the future be determined to be toxic, hazardous, or undesirable. These materials may need to be specially handled or removed from the property. For example, some electrical transformers and other electrical components can contain PCBs. Asbestos has been used in a wide variety of building components such as fire-proofing, air duct insulation, acoustical tiles, spray-on acoustical materials, linoleum, floor tiles, and plaster. Due to current or prior uses, or water intrusion, the property or improvements may contain materials such as metals, minerals, chemicals, molds, hydrocarbons, biological or radioactive materials, and other substances which are considered, or in the future may be determined to be, toxic wastes, hazardous materials, or undesirable substances. Such substances may be in above-ground and below-ground containers on the property or may be present on or in soils, water, building components, or other portions of the property in areas that may not be accessible or noticeable.

Current and future federal, state, and local laws and regulations may require the clean-up of such toxic, hazardous, or undesirable materials at the expense of those persons who in the past, present, or future have had any interest in property including, but not limited to, current, past and future owners and users of the property. The parties are advised to consult with independent legal counsel of their choice to determine the potential liability with respect to toxic, hazardous, or undesirable materials. The parties should also consult with such legal counsel to determine what provisions regarding toxic, hazardous, or undesirable materials they may wish to include in purchase and sale agreements, leases, options, and other legal documentation related to transactions they contemplate entering into with respect to the property.

The real estate salespersons and brokers in this transaction have no expertise with respect to toxic wastes, hazardous materials, or undesirable substances. Proper inspections of the property by qualified experts are an absolute necessity to determine whether or not there are any current or potential toxic wastes, hazardous materials, or undesirable substances in or on the property. The real estate salespersons and brokers in this transaction have not made, nor will make, any representations, either expressed or implied, regarding the existence or nonexistence of toxic wastes, hazardous materials, or undesirable substances in or on the property. Problems involving toxic wastes, hazardous materials, or undesirable substances can be extremely costly to correct. It is the responsibility of the parties to retain qualified experts to deal with the detection and correction of such matters.

For further information, and a list of appropriate federal and state agencies, read the booklet “A Homeowner’s Guide to Environmental Hazards and Earthquake Safety.”

Buyers acknowledge that they have read and understand this notice and have received a copy on the date indicated below.

Buyer/Lessee: Jonathan Sabin [Signature]
Date: 12/20/2013

Buyer/Lessee: [Signature]
Date: ___/___/___

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STANDARD DISCLOSURES AND DISCLAIMERS - NEVADA

It is recommended that the parties read and sign this disclosure statement contemporaneously with the execution and delivery of the statutory agency disclosure form. It is important that the parties review these disclosures before entering into a binding purchase agreement.

Property Address
400 Fairview Blvd, lot 126-294-28
Incline Village, NV 89451

1. ALTERNATIVE DISPUTE RESOLUTION (ADR). In an attempt to avoid costly and time-consuming litigation, most courts encourage the parties to a dispute to attempt to resolve their differences without litigation either by mediation, binding arbitration, or both. Most standard real estate contracts give the parties the option to agree to some form of ADR.

(a) Mediation: If mediation is selected, the parties must, before filing litigation, submit their dispute to a neutral third party who helps the parties resolve the conflict by their mutual agreement. Mediation is a private, cooperative, and confidential process in which the parties retain control of the proceedings. Many mediators can skillfully facilitate negotiations, by pointing out weaknesses in the arguments, improving communications, and helping the parties find creative solutions to settle the dispute that may not have occurred to either party. Special courses train mediators in this work, and they often can create a climate free from acrimony. The cost of a mediator, which is usually shared equally between the parties, can vary greatly depending upon the experience of the mediator and the time involved. The result of a successful mediation hearing is a written settlement agreement that is legally enforceable. If agreement is not reached, either party may proceed with arbitration, if also elected, or litigation.

(b) Binding Arbitration: If the arbitration clause is initiated, any dispute arising out of the agreement must, with few exceptions, be submitted to and decided by a neutral arbitrator selected by the parties or their attorneys. The arbitrator's decision is final and cannot be challenged except where the arbitrator exceeds his or her authority. Under most arbitration provisions there is no recourse for mistakes by the arbitrator in applying the law or interpreting the facts. To avoid inadvertent mistakes, some arbitration clauses require the arbitrator to render a "Tentative Decision" prior to the final award. If the arbitration clause permits, each of the parties, with the consent of the arbitrator, has the right to take depositions, demand inspection of documents, and engage in other discovery before the arbitration hearing. Although attorneys usually represent the parties, the hearing is less formal than a court proceeding. Rules of evidence are not strictly applied, and sometimes affidavits and depositions are permitted in lieu of live testimony. The cost of arbitration can vary from a few hundred dollars to several thousand dollars. The arbitrator can normally assess costs, including attorney fees, in his or her discretion. By selecting binding arbitration, a party gives up his or her constitutional right to a jury trial and the right of appeal. If the credibility of a witness becomes significant, the arbitrator will assume this important jury function. These disadvantages should be weighed against the advantage of an expedient and relatively inexpensive resolution of disputes that binding arbitration affords.

While the real estate agents can help explain the meaning of alternative dispute resolution choices given in the purchase agreement, they do not make recommendations. This is a matter for the Buyer and Seller to decide.

2. BOUNDARY LINES, SIZE, AND SCHOOL DISTRICTS. Any representations regarding property size, building size, or location of boundary lines may not be accurate. Governmental agencies sometimes use different methods in calculating square footage. The data they provide may not be correct and should be verified. Apparent boundary line indicators such as fences, hedges, walls, or other barriers may not represent the true boundary lines. Neither the Seller nor the agents make any representations regarding boundary locations or the size of the parcel. If the Buyer has any questions in this regard, he or she should obtain a survey. Only a surveyor can render a valid opinion as to the actual boundary lines. It is also important that Buyer contact the appropriate school district to verify the district in which the property is located (attendance area) and the schools his or her children will attend.

3. COMMON INTEREST DEVELOPMENTS. In condominiums, planned unit developments, and other projects having common areas, it is important that the Buyer satisfy himself or herself as to the adequacy of the reserves for replacements and the effect, if any, of contemplated or pending litigation brought by or against the homeowners' association. Unanticipated assessments by associations against members for repairs or to finance litigation are a frequent source of controversy. Real estate agents do not investigate or verify these matters. Carefully read the Common Interest Community Information Statement required to be delivered to you under NRS 116.41095. Buyers should understand that the Homeowners' Association has broad discretion in what constitutes satisfactory repair and maintenance of the common area.

4. CONDITION OF THE PROPERTY. The Buyer is advised not to rely upon any representations by either agent or Seller with respect to the condition of the property that are not contained in the purchase agreement or in the disclosure statements. The real property, fixtures, and personal property included in the sale may not be new and have been subject to normal wear and tear. The obligations of the Seller under maintenance provisions of the purchase agreement are not intended to create a warranty with respect to the condition of the property to be maintained, or to create an obligation upon the part of the Seller to repair any item that may fail after delivery of possession.

Buyer [ ] and Seller [ ] have read this page.

CAUTION: The copyright laws of the United States forbid the unauthorized reproduction of this form by any means including scanning or computerized formats.
Property Address  400 Fairview Blvd, lot 126-294-28       Incline Village, NV 89451

Buyer should have a termite, roof, contractors (or home inspection service) and, if applicable, a pool/spa inspection and any other inspections which the Buyer desires by qualified experts. Each of these is a separate area of expertise, and one of these inspections is not a substitute for any of the others. There are no implied warranties in the sale of pre-owned real or personal property. The Buyer has the burden of conducting reasonable inspections of the house in addition to the Seller's disclosures. The Buyer is required under law to exercise the inspection contingency in good faith.

5. COVENANTS, CONDITIONS, AND RESTRICTIONS. The Buyer should carefully review any CC&Rs (sometimes referred to as a "Declaration") and other documents and exceptions that affect the property. These documents contain provisions which regulate the use and enjoyment of property and sometimes impose assessments for maintenance of common areas. Copies of the Declaration and other documents referred to in the Preliminary Title Report are normally provided by the title company. Please read them.

6. FAIR HOUSING. Buyer and Seller understand that the state and federal housing laws prohibit discrimination in the sale, rental, appraisal, financing or advertising of housing on the basis of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, age, mental or physical disability.

7. HAZARDOUS MATERIALS. The agent in this transaction has no expertise regarding toxic wastes, hazardous materials, or undesirable substances. No representations, either express or implied, have been or will be made with respect to the existence or nonexistence of such materials on the property. A Buyer who is concerned about the presence of such materials should have the property inspected by qualified experts.

8. LIQUIDATED DAMAGES. Most preprinted contract forms contain a provision for the Buyer and Seller to agree, in advance, as to the amount of damages the Seller will suffer if the Buyer breaches the contract. This is usually the amount of the initial deposit, plus any increase in the deposit, provided that the amount does not exceed 3% of the purchase price. The provision should be separately initialed by both parties. Any increase in the deposit should also be separately signed or initialed as a liquidated damage provision. In case of a dispute, mutual cancellation instructions are necessary to release these funds from escrow or trust accounts. It is often necessary for litigation or arbitration to be initiated in order to obtain a determination whether a breach has occurred. Neither the escrow holder nor the real estate agents can make this determination.

9. MOLD AND MILDEW. Some types of mold may cause severe health problems. Not all molds are detectable by a visual inspection, but require special testing to be detected. If the Buyer has any concerns, or if there is any indication of any past or present moisture, standing water or water intrusion, Buyer should obtain an inspection by a licensed environmental expert.

10. NOISE AND ODOR. The concept of acceptable noise levels is highly subjective. The Buyer should make his or her own independent assessment of noise from highways or other sources, and not rely upon the personal opinion of the Seller or agents. Homes that have had pets can have undesirable odors. Pet urine contamination can remain dormant for long periods and then become offensive because of humidity or other factors. Carpet cleaning often is not a permanent solution. The Buyer should consider inspection by a qualified expert if contamination of any kind from household pets is suspected.

11. PRIVATE ROADS. If the property shares a common driveway or abuts a private road shared with other property, the Buyer should inquire as to the existence of any road maintenance agreement. Absent any such agreement, the law usually provides that the owners will share the cost of maintaining the roadway proportionately to the use made of the easement by each owner.

12. SEPTIC SYSTEMS. If the property has a septic system, it is important that the Buyer obtain a thorough inspection by a licensed professional. Guidelines for septic system evaluation include a hydraulic test of the system, an evaluation of the septic tank both before and after pumping, and a visual observation of the leach field which should be conducted before, during, and after the hydraulic test of the system.

13. SOILS CONDITIONS. Neither the Seller nor the agents make any representation regarding the susceptibility of the property to damage from earthquake, earth movement, or other geologic hazards. Nevada has a wide range of geologic stability characteristics. Planning departments can supply information regarding the specific property. If Buyer has any concerns regarding soils, drainage, or flooding conditions, he or she should obtain a report from a qualified soils or drainage expert. A contractors inspection does not normally include a qualified evaluation of soils conditions.

14. STORAGE TANKS. Permits are required for tanks storing flammable or combustible liquids whether or not they are in use. For those tanks presently in use, or intended for future use, an operational permit must be obtained. Buyer is advised to consult with city or county authorities when storage tanks are present on the property to determine local requirements.

15. USE AND DESIGN RESTRICTIONS. Local governments impose restrictions on the use of the property and improvements or modifications. If the Buyer contemplates any change of use or construction, he or she should verify with the local planning and building department whether the proposed change is permissible. It is also recommended that the Buyer verify the legality of any "in law" or "granny" unit on the property. Homeowners often make changes without permits and in violation of building codes and local regulations. Brokers do not investigate the status of permits, zoning, or code compliance and the parties are to satisfy themselves concerning these issues.

16. VESTED TITLE. Title is commonly taken as joint tenants, tenants in common, as community property, or as separate property. The manner of taking title can have significant legal and tax consequences. The Buyer should obtain advice from his or her legal or tax counsel regarding this matter and instruct the title company accordingly.

Buyer [ ] and Seller [ ] have read this page.
17. WATER SHORTAGE AND PLUMBING FIXTURE REQUIREMENTS. Water districts that face potential water shortages may impose mandatory cutbacks and increased charges for water service. Some districts require, or may require in the future, installation of water efficient plumbing fixtures upon remodeling, adding bathrooms, or increasing the floor space of an existing structure. The Buyer is advised to obtain and review specific information from the water district serving the property, and its impact on Buyers enjoyment and use of the property.

18. WITHHOLDING. If the Seller is a foreign person under the Foreign Investment and Real Property Tax Act (I.R.C. 1445), a Buyer is required to withhold 10% of the purchase price and to deposit that amount with the Internal Revenue Service upon close of escrow unless the transaction is exempt. The parties will be required to provide appropriate documentation during the course of the escrow. A real estate Broker is not qualified to give advice on withholding requirements. The Buyer should inquire of the taxing authorities as to his or her responsibilities in this regard.

LIMITATION OF AGENCY: Real estate brokers and agents are not qualified to give legal, tax, accounting, or insurance advice. For these questions, you should consult with your attorney, accountant, or insurance broker. In addition, real estate brokers and agents do not guarantee the condition of the property, or verify representations made by the parties or their inspectors.

THE UNDERSIGNED HAVE READ AND RECEIVED A COPY OF ALL THREE PAGES OF THIS DISCLOSURE AND DISCLAIMER.

Buyer ___________________________ Date ____________
Jonathan Sabin

Buyer ___________________________ Date ____________

Seller ___________________________ Date ____________
Incline Vlg. Gen. Improvement Dist.

CAUTION: The copyright laws of the United States forbid the unauthorized reproduction of this form by any means including scanning or computerized formats.
DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

a) Each party for whom the licensee is acting as an agent in the real estate transaction, and

b) Each unrepresented party to the real estate transaction, if any.

---

**LICENSEE:** The licensee in the real estate transaction is Michele Norris ("Licensee") whose license number is 63939. The Licensee is acting for [client’s name(s)] Jonathan Sabin who is/are ☑ Seller/Landlord, ☑ Buyer/Tenant

**BROKER:** The broker is Michele Norris ("Broker"), whose company is Crystal Realty ("Company").

---

Licensee’s Duties Owed to All Parties:
A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.

2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.

3. Disclose to each party to the real estate transaction as soon as practicable:
   a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
   b. Each source from which licensee will receive compensation.

4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

Licensee’s Duties Owed to the Client:
A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee’s duties in the brokerage agreement.

2. Not disclose, except to the licensee’s broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission.

3. Promote the interest of the client by:
   a. Seeking a sale, lease or property at the price and terms stated in the brokerage agreement or at a price acceptable to the client.
   b. Presenting all offers made to, or by the client as soon as practicable.
   c. Disclosing to the client material facts of which the licensee has knowledge concerning the real estate transaction.
   d. Advising the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee.
   e. Accounting to the client for all money and property the licensee receives in which the client may have an interest.

---

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties:
Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

Licensee Acting for Both Parties:
You understand that the licensee (initial one ☑ ☑) may or ☑ ☑ may not, in the future act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a “Consent to Act” form to sign.

---

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure

[Signature] 1/3/14
Seller/Landlord Incline Vlg. Gen. Improvement Dist. Date/Time 1:15 pm

[Signature] 12/20/2013 Time
Buyer/Tenant Date/Time

FORM 110.53 NEV (10-2006) BY PROFESSIONAL PUBLISHING, NOVATO, CA
Form generated by: TrueForms® from REVEAL® SYSTEMS, Inc. 800-499-9012

378
I/We acknowledge that I/we have received a copy of the Residential Disclosure Guide.

Signed by:

Jonathan Sabin
EF6A0CEB5E9401
BUYER/SELLER

BUYER/SELLER

DATE 12/20/2013

State of Nevada
Department of Business & Industry
Real Estate Division
**F A X**

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<th>Tax Title Services</th>
<th>DATE:</th>
<th>1/28/2014</th>
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<td></td>
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<tr>
<td>FROM:</td>
<td>Gerald W. Eick</td>
<td>PHONE:</td>
<td>775-832-1365</td>
</tr>
<tr>
<td>FAX:</td>
<td>775-832-1122</td>
<td></td>
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</tr>
<tr>
<td>RE:</td>
<td>Order Form completed with attachments and credit card payment</td>
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<tr>
<td>PAGES (including cover sheet):</td>
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</table>

- [ ] URGENT
- [ ] REPLY ASAP
- [ ] PLEASE COMMENT
- [ ] PLEASE REVIEW
- [ ] FOR YOUR INFORMATION

**COMMENTS:**

---

*This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.*
**ORDER FORM**

**Tax Deed Investor / Client Contact Information**

<table>
<thead>
<tr>
<th>First Name</th>
<th>Incline Village General Improvement District</th>
<th>Last Name</th>
<th>C/O Gerald W. Eick</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
<td>893 Southwood Blvd</td>
<td>State</td>
<td>NV</td>
</tr>
<tr>
<td>City</td>
<td>Incline Village</td>
<td>Zip Code</td>
<td>89451</td>
</tr>
<tr>
<td>Phone</td>
<td>775-832-1385</td>
<td>Fax</td>
<td>775-832-1122</td>
</tr>
<tr>
<td>*Email</td>
<td><a href="mailto:gwe@vgid.org">gwe@vgid.org</a></td>
<td></td>
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**Title Agent / Foreclosure Attorney**

<table>
<thead>
<tr>
<th>Attn:</th>
<th>Stewart Title Company</th>
<th>First Name</th>
<th>Elizabeth</th>
<th>Last Name</th>
<th>Svenningsen</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
<td>704 W. Nye Lane</td>
<td>City</td>
<td>Carson City</td>
<td>State</td>
<td>NV</td>
</tr>
<tr>
<td>Phone</td>
<td>775-882-6993</td>
<td>Zip Code</td>
<td>89703</td>
<td></td>
<td></td>
</tr>
<tr>
<td>*Email</td>
<td><a href="mailto:esvenningsen@stewart.com">esvenningsen@stewart.com</a></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

I do not have a title agent [ ] Title Search Provided (w/ supporting doc’s) [ ] Please coordinate title search order with above agent [x]

*If you are providing a title search and/or you would like us to coordinate with your title agent, please confirm that they are underwritten by First American Title or Stewart Title prior to submitting the order.

**Property Sale Price**

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>$14,095.00</th>
</tr>
</thead>
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*(Please include a copy of Purchase Agreement if Resale)*

**Property Address**

<table>
<thead>
<tr>
<th>Address</th>
<th>400 Fairview</th>
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<tbody>
<tr>
<td>County</td>
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<td>Zip Code</td>
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**Legal Description**

<table>
<thead>
<tr>
<th>Lot:</th>
<th>Tract:</th>
<th>Book:</th>
<th>Page:</th>
</tr>
</thead>
</table>

(Original package must include the Tax Deed copy or receipt of sale and an initial payment of $750)

**$1450 initial payment for Alabama, Louisiana & Mississippi for due process redemption noticing requirements**

By submitting this order, I understand and agree to pay the Certification Fee invoiced by Tax Title Services upon completion of the order. I have previewed and understand Tax Title Services Frequently Asked Questions and Answers and pricing schedule as shown on their website at www.taxtitleservices.com. The invoice balance will be due no later than 30 days from completion date. I also agree to pay a Cancellation Fee of $250 if the order is canceled for any reason.

Tax Title Services reserves the right to void and/or withhold the issuance of the certification prior to a policy being issued in the event litigation is threatened or filed by any affected parties and/or disclosure of any additional adverse information increasing the risk of challenge by an affected party. The TTS Certification is an in-house underwriting qualification process only and is not an insurance product or title clearing product. It qualifies a tax deed property for title insurance through our program title underwriters who recognize our service. Until a title insurance policy is requested & paid for by you and subsequently issued, you are uninsured against challenges of your tax title. Please advise if you would like us to coordinate and order you a title policy which upon policy issuance completes the qualification process and insures you as the owner of the property subject to the above mentioned rights and requirements (e.g. possession).

**Sign** [Signature]

Make all checks payable to Tax Title Services. If you have any questions concerning your order, please contact Customer Service, (949) 798-1180, support@taxtitleservices.com

WE APPRECIATE YOUR BUSINESS!
TTS Order #
Property ID: 126-294-28
Property Address: 400 Fairview

Please state “YES” or “NO” on the following questions.
For Sale Sign? No
Utilities Changed? N/A
Locks Changed? N/A
Boarding of Windows and/or Doors? N/A
Cleaning up the property? N/A

If improved, is the property occupied? If so, by whom (former owner, tenant, etc.)? Unbuildable unimproved lot

Any contact with the Occupant? Please explain: No

Occupant buying property back, moving or being evicted? No

(If occupant is buying back, leasing, or renting property, please include a copy of the signed agreement.)

Is the property currently being repaired or rehabilitated in any manner? Please explain: No

Is the foreclosed property Vacant Land? If so, is it fenced or being maintained in any manner? Unbuildable unimproved lot

Is the Tax Title Services Certification to be utilized for Resale, Refinance, or Owners Policy? No

(If Resale, please include a copy of the Purchase Agreement.)

Have you been advised or made aware of any legal action or threat of legal action in regards to the validity of the tax sale or ownership of said property? (i.e. former owner, lien holder, judgment holder, mortgage holder or attorney for any interested party) Please explain: No

Other Comments: (Please indicate if requesting an Owner’s Policy at this time or if selling.) No

Client/Potential Insured understands and confirms that no person or entity has notified the Client/Potential Insured, or representative of Client/Potential Insured, concerning a claim or potential claim which could result in any loss to Tax Title Services, Inc. and its program title underwriters/agents, nor does the Client/Potential Insured know of any person or entity who could make a claim which could result in any loss to Tax Title Services, Inc. and its program title underwriters/agents. It is also understood that Tax Title Services reserves the right to void and/or withhold the issuance of the certification prior to a policy being issued in the event litigation is threatened or filed by any affected parties and/or disclosure of any additional adverse information increasing the risk of challenge by an affected party.

By signing below, the signor confirms and is declaring as to the truth of the above statements made under penalty of perjury, including the declaration if the property is improved, they themselves or on behalf of the tax deed purchaser or subsequent transferees are in actual secure possession of the above improved property.

Signed: [Signature] Date: 1/28/2014
Printed Name: Gerald W. Eick, as Director of Finance

Please Fax Back to: (949) 798-1180
Recording Requested By:
WASHOE COUNTY TREASURER

WHEN RECORDED, MAIL TO:
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
893 SOUTHWOOD BLVD
INCLINE VILLAGE NV 89451

Mail Tax Statements to:
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
893 SOUTHWOOD BLVD
INCLINE VILLAGE NV 89451

APN: 126-294-28

QUITCLAIM DEED

THIS INDENTURE, made this APRIL 10, 2013, by and between Tammi Davis, Washoe County Treasurer,
Trustee, the Treasurer of the County of Washoe, State of Nevada, hereafter called Grantor and INCLINE
VILLAGE GENERAL IMPROVEMENT DISTRICT, hereafter called Grantee.

WHEREAS, on OCTOBER 9, 2012, the Board of County Commissioners of Washoe County, Nevada, ordered
that pursuant to the provisions of NRS 361.603, that the application for INCLINE VILLAGE GENERAL
IMPROVEMENT DISTRICT, Post Office Box 11180, Reno, Nevada, 89520, to acquire parcel 126-294-28,
currently held in trust by the County Treasurer, be approved as it was determined that a public purpose will be
served by the acquisition of such property.

NOW THEREFORE, THIS INDENTURE WITNESSETH:

That the Grantor, in consideration of the premises, does by these presents remise, release and Quitclaim unto the
Grantee and/or its successors and assigns all the right, title and interest of the Grantor in and to that certain parcel
or parcels of property situate in the County of Washoe, State of Nevada, and more particularly described as
follows, to wit:

ASSSESSOR'S PARCEL NUMBER 126-294-28

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining, and the reversions, remainders and remainders, rents, issues and profits thereof, to have and to hold,
the said premises, together with the appurtenances hereby conveyed unto the Grantee, its successors and assigns
forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first above written.

TAMMI DAVIS
Treasurer of and for the
County of Washoe, State of Nevada
Legal Description

PARCEL 1:

Unit 110 of SKI LANE-BITTERBRUSH UNIT NO. 2, a Condominium, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on January 19, 1972, Tract Map No. 1277.

PARCEL 2:

A 1/224th interest in Common Area of SKI LANE-BITTERBRUSH UNIT NO. 2, a Condominium, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on January 19, 1972

APN: 126-294-28

APN: 126-294-28
ACKNOWLEDGMENT
STATE OF NEVADA
COUNTY OF WASHOE

On April 10, 2013, LINDA JACOBS, Deputy Treasurer, on behalf of the Washoe County
Treasurer, whom I know personally to be the signer of the above and he/she acknowledged that he/she signed it.

NOTARY PUBLIC My commission expires:

126-294-28
Page 2
Quitclaim
Deed
Incline Village General Improvement District
Back Year Recreation Fee Assessments from 7/1/1999 Through 7/1/2007

<table>
<thead>
<tr>
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Recreation Fee per parcel
Calculate interest - current period

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Calculate interest on balance forward
Amount Due

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Please Make Check Payable to:
IGID
893 Southwood Blvd.
Incline Village, NV 89451
Attention: Ramona Cruz

Amount Due from 1999/00 Through 2007/08

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<thead>
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Recreation Roll Year Starting
Prime = 2% per NRS 99.040 (1)

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<td>38.94</td>
<td>30.04</td>
<td>33.72</td>
<td>35.94</td>
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<table>
<thead>
<tr>
<th>Amount Due for 1999/00 Through 2007/08</th>
<th>$7,005.67</th>
</tr>
</thead>
</table>

Please include copy of invoice.

Total due by June 30, 2014

| Amount Due | $808.13 | $771.56 | $664.41 | $625.45 | $1,004.58 | $992.35 | $1,031.93 | $1,050.80 | $1,045.90 | $942.06 | $1,004.30 | $966.73 | $917.15 | $400.00 | $14,093.69 |