

6-2

Inst #: 20160125-0001220

Fee: \$20.00 N/C Fee: \$0.00

RPTT: \$58905.00 Ex: #

01/25/2016 01:50:50 PM

Receipt #: 2665457

Requestor:

STEWART TITLE OF NEVADA

Recorded By: GLORD Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

A.P.N.: 161-05-110-001 through 006

R.P.T.T.: \$58,905.00

**WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:**

WESTHILL, INC.

1800 Bering Drive, Suite 945

Houston, TX 77057

Attention: Alan Shelby

(Space Above for Recorder's Use)

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LAMB CHARLESTON, LLC**, a Delaware limited liability company (collectively, "**Grantor**"), hereby does GRANT, BARGAIN AND SELL to **WESTHILL, INC.**, a Texas corporation ("**Grantee**"), the real property (the "**Property**") in the County of Clark, State of Nevada, described as follows:

See **Schedule 1** attached hereto and incorporated herein by reference.

SUBJECT TO:

1. All non-delinquent general and special taxes and assessments.
2. All covenants, conditions, restrictions and other matters of record.

TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or anywise appertaining.

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this GRANT, BARGAIN AND SALE DEED to be duly executed as of January 20, 2016.

Grantor:

**LAMB CHARLESTON, LLC,
a Delaware limited liability company**

By: Primestor-CFIC-2011 Urban Opportunity
Fund I, L.P,

a Delaware limited partnership,
its Managing Member,

By: Primestor - Platinum Urban Fund
Manager, LLC,

Its General Partner

By: Primestor - Platinum Investors, LLC,
Its Sole Member

By: Primestor Pathfinder, LP,
Its Administrative Member

By: Urban Pathfinder, Inc.,
Its General Partner

By: _____
Arturo Sneider, President

Arturo Sneider

~~XXXXXXXXXXXX~~

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

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.

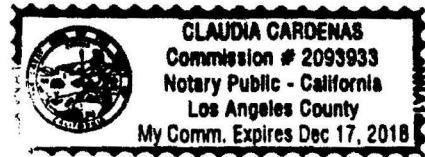
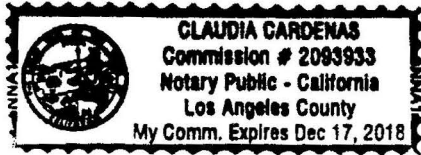
State of California)
County of Los Angeles)

On January 20, 2014, before me, Claudia Cardenas, a Notary Public, personally appeared ARTURO SNEIDER, 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 *Claudia Cardenas*



SCHEDULE 1
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Clark, described as follows:

Lots A, B, C, D, E, F, H and L in Block One (1) of 4 G PLAZA – PHASE I, a Commercial Subdivision, as shown by map thereof on file in Book 28 of Plats, Page 28 and as Amended by Certificate of Amendment recorded February 19, 1988 in Book 880219 as Document No. 00742, in the Office of the County Recorder, Clark County, Nevada.

Assessors Parcel No's. 161-05-110-001 through 006

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 161-05-110-001
 b) 161-05-110-002
 c) 161-05-110-003
 d) 161-05-110-004
 e) 161-05-110-005
 f) 161-05-110-006

2. Type of Property
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instruction # _____	
Book _____ Page: _____	
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales of Price of Property: \$11,550,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$11,550,000.00
 Real Property Transfer Tax Due \$58,905.00

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 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: Seller
 Signature: Lamb Charleston, LLC, by Arturo Sneider Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lamb Charleston, LLC
 Address: 201 S. Figueroa Street, Suite 300
 City: Los Angeles
 State: CA Zip: 90012
 COMPANY/PERSON REQUESTING RECORDING
 (required if not seller or buyer)
 Print Name: Stewart Title Company
 Address: 376 E Warm Springs Rd #190
 City: Las Vegas State: NV Zip: 89119
 Attention: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Westhill, Inc.
 Address: 1800 Bering Drive, Suite 945
 City: Houston
 State: TX Zip: 77057

File Number: / 01415-19339

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
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 b) 161-05-110-002
 c) 161-05-110-003
 d) 161-05-110-004
 e) 161-05-110-005
 f) 161-05-110-006

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
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Signature: Alan Shelby Capacity: President
 Signature: Westhill, Inc., by Alan Shelby Capacity: _____

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 State: CA Zip: 90012
COMPANY/PERSON REQUESTING RECORDING
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 City: Houston
 State: TX Zip: 77057
 File Number: / 01415-19339
 State: NV Zip: 89119

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)