

APN: 038-132-38

**Recording Requested by &
Mail Tax Statements to:**

City of Reno
One East First Street
PO Box 1900
Reno, NV 89505
Attn: Community Development Director

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

GRANT BARGAIN AND SALE DEED

BT SOUTH, LLC, a Nevada limited liability company, as **GRANTOR** (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell, and convey unto the **CITY OF RENO**, a Nevada municipal corporation, as **GRANTEE** (hereinafter referred to as "Grantee"), certain real property in the City of Reno, County of Washoe, State of Nevada (hereinafter referred to as the "Property") described in **EXHIBIT "A"**, and depicted on **EXHIBIT "A-1"**, attached hereto and incorporated herein by this reference.

TOGETHER WITH the tenements, hereditaments and appurtenances thereto belonging or appertaining, or otherwise associated with the Property, and any revisions, remainders, rents, issues or profits thereof, including, without limitation: easements, licenses, permits, development rights, extralateral rights, and air space rights, appurtenant to the Property.

SUBJECT ONLY TO:

1. General taxes for the current fiscal tax year.
2. All reservations, rights, rights-of-way and easements recorded against the Property prior to or concurrently with the Deed, and all other matters of record or apparent.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the Grantee, their successors, heirs and assigns forever.

[Signature Page Follows]

[Signature Page to Grant Bargain and Sale Deed]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on the date hereinafter written.

Dated as of _____, 202__.

GRANTOR:

BT SOUTH, LLC, a Nevada Limited Liability company

By: _____
Thomas J. Merschel, Manager

STATE OF _____)
) SS
COUNT OF _____)

On this ____ day of _____, 202__, before me, a notary public in and for the State, personally appeared Thomas J. Merschel as Manager of BT South, LLC, a Nevada limited liability company, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

NOTARY PUBLIC

NOTARTY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

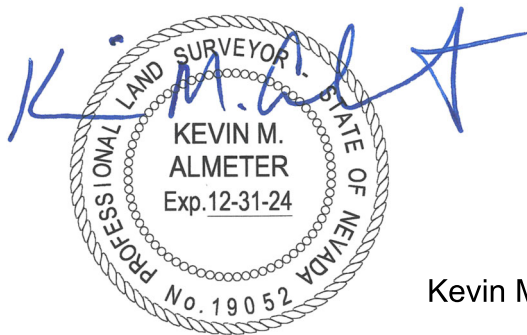
All that certain real property situate within a portion of the South One-Half (S 1/2) of Section Sixteen (16), Township Nineteen (19) North, Range Eighteen (18) East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, and being more particularly described as follows:

BEING Parcel B per the Parcel Map for "BT South, LLC", Parcel Map No. 5666, recorded on May 2, 2023, as File No. 5376869, filed in the Official Records of Washoe County, Nevada;

Containing 3.00 acres of land, more or less.

APN: 038-132-38

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502



Kevin M. Almeter

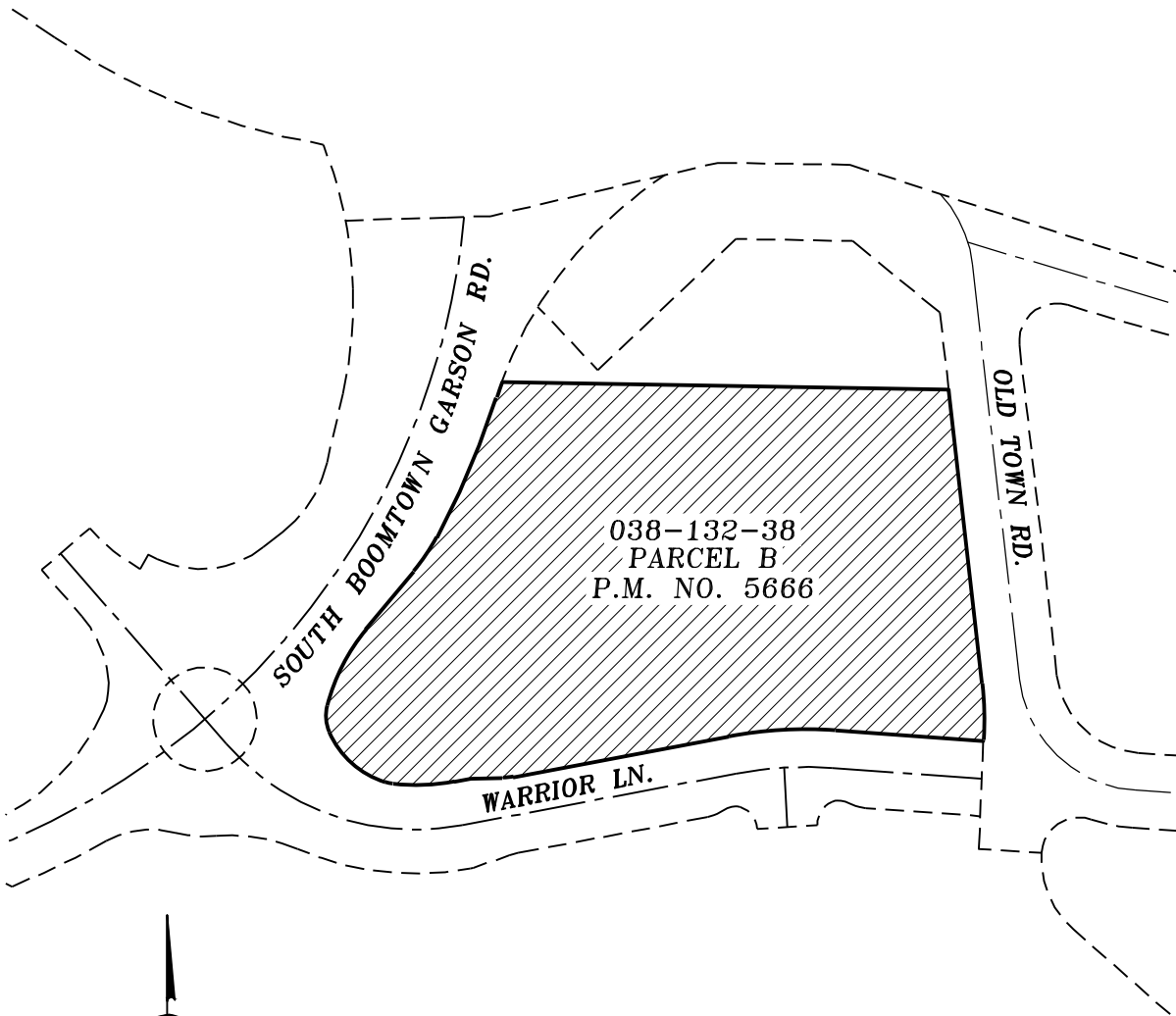
Digitally signed by Kevin M.
Almeter
Date: 2023.10.12
08:58:37-07'00'
DN: C=US,
E=kalmeter@woodrogers.co
m,O="Wood Rodgers, Inc.",
CN=Kevin M. Almeter

Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

EXHIBIT "A-1"
PLAT TO ACCOMPANY

BEING A PORTION OF THE SOUTH 1/2 OF SECTION 16
TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.
RENO WASHOE COUNTY NEVADA

INTERSTATE - 80



JOB NO. 3173073
SHEET 1 OF 1



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd
Reno, NV 89502

Tel 775.823.4068
Fax 775.823.4066

J:\Jobs\3173_Reno_Land_Devel_Co\Quilici_Ranch_OA\Geomatics\legals_exhibits\Fire Station_Parcel\BT_South_Fire Station_Exh A-1.dwg 10/12/2023 8:50 AM Kevin Almeter