

**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]*





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

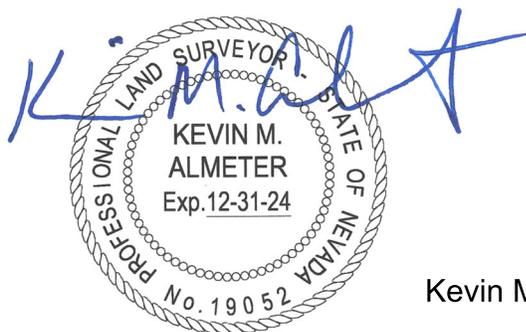
All that certain real property situate within a portion of the South One-Half (S 1/2) of Section Sixteen (16), Township Nineteen (19) North, Range Eighteen (18) East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, and being more particularly described as follows:

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.

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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

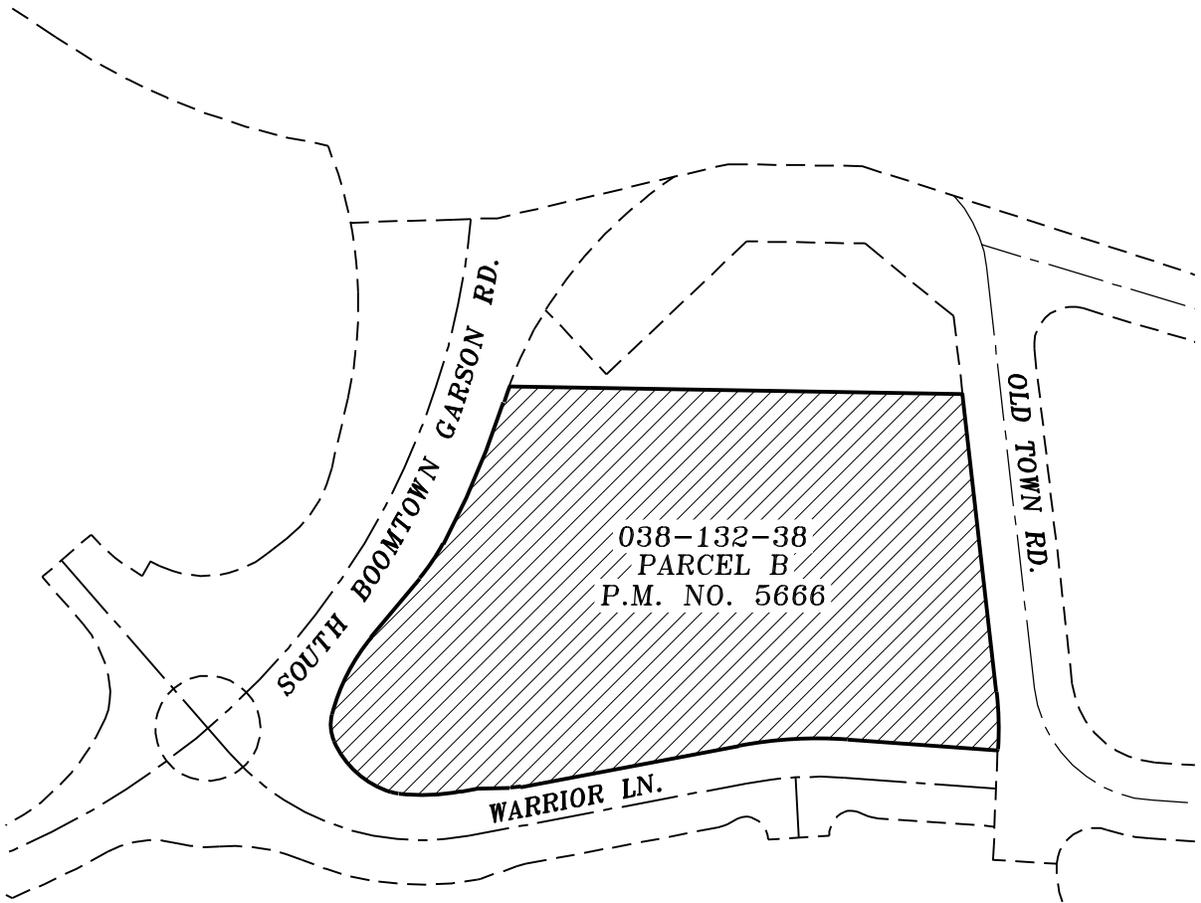
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Kevin M. Almeter, P.L.S.  
Nevada Certificate No. 19052

**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



N.T.S.

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