

APN: 001-174-04

When Recorded Return to:  
Washoe County Attn: David M. Solaro  
Acting County Manager  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512

Mail Tax Statement to Grantee

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

**GIFT DEED**

**Grantor:** Grace Community Church of Reno  
1220 Robb Drive  
Reno, NV 89523

**Grantee:** Washoe County, a political subdivision of the State of Nevada  
Attn. Community Services Department  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512

**RECITALS**

WHEREAS, Under Grace Community Church of Reno's HopeFirst Campaign, Grace Community Church of Reno acquires and develops homes in Washoe County, Nevada, to provide shelter and support to individuals attempting to receive substance-abuse or addiction treatment ("Recovery Homes"); and

WHEREAS, Under the HopeFirst Campaign, Grace Community Church of Reno has purchased the real property and house for use as a Recovery Home recorded under Washoe County Assessor's Parcel Number 001-174-04, also known as 3908 Belmore Way, Reno, Nevada (the "Property"); and legally recorded as:

LOT 4, IN BLOCK A, OF SIERRA HILLS RENO ACCORDING TO THE MAP  
THEREOF, TRACT MAP 1686 FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON NOVEMBER  
16, 1977 UNDER FILING NO. 498560.

WHEREAS, County provides substance-abuse and addiction treatment through its Crossroads Program; and

WHEREAS, Grace Community Church of Reno desires to donate the Property to County to be used as a Recovery Home in the County's Crossroads Program and County wants to use the Property in its Crossroads Program.

NOW, THEREFORE:

WITNESSETH:

That the said Grantor, for valuable consideration in hand and received, hereby grants, to Grantee and to its successors and assigns forever, all that certain real property situate in the County of Washoe, State of Nevada, more particularly described in above recitals subject to the Permitted Uses contained herein.

**TOGETHER WITH** all and singular, the tenements, hereditaments and appurtenances thereunto and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

**SUBJECT TO** all encumbrances indicated by First American Title in its Commitment for Title Insurance dated April 5, 2018, as it may be amended, but no other liens or encumbrances done or permitted by Grantor.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantee, and to its successors and assigns forever.

**PERMITTED USE:** Grantee's use of the Property shall be limited to use as a Recovery Home or similar treatment facility for individuals seeking assistance for their substance abuse or addiction to alcohol or drugs.

**GRANTOR'S RIGHTS AND REMEDIES.** If at any time the Property, or any portion of the Property, is used for some purpose other than that stated in Permitted Use, the following actions shall be taken:

1. In the event Grantee intends to or does in fact change the use of the Property, Grantee shall provide written notice to the Grantor within 5 business days.

2. In the event of a violation or infringement, or threatened violation or infringement, of any provision of this agreement, the Grantee shall be given written notice and requested to take corrective action sufficient to cure the violation or prevent the threatened violation. Grantee shall have 30 days to comply with the request. If the Grantee is unable to cure the violation within the time allotted but is pursuing corrective measures with due diligence, the Grantee shall be provided a reasonable extension of time. If Grantor, in its discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the authorized use of the Property as described in Permitted Use Grantor may pursue its remedies under this section without prior notice to the Grantee or without waiting for the period provided for cure to expire. Nothing in this agreement shall be construed to impair Grantor from pursuing any other legal right or remedy it may have.

3. If the Grantee fails to take corrective action to cure the violation or prevent the threatened violation of Permitted Use, or if the Grantee disposes of said property without

approval of Grantor, Grantor will receive either the title of the Property back to Grace Church or the proceeds from sale or disposition of the Property.

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**GRACE COMMUNITY CHURCH OF RENO**

\_\_\_\_\_  
Authorized Signatory

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**ACCEPTANCE**

I, \_\_\_\_\_, certify by signing below that Washoe County accepts the above deed by and between, Grace Community Church of Reno, as grantor, and Washoe County, as grantee, conveying title to all that certain real property situated in the County of Washoe, State of Nevada, as described herein.

\_\_\_\_\_  
Washoe County Manager

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_