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KAREN ELLISON, RECORDER

16-

A.P.N.: 1320-29-610-088 1320-29-610-089
File No: ()
R.P.T.T.: \$ 304.20

When Recorded Mail To: Mail Tax Statements To:
ABN Enterprises
PO BOX 489
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Phyllis
Phillip E. Sorbet and ~~Phyllis~~ I. Sorbet, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

ABN Enterprises, LLC a Nevada Limited Liability Company

the real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 103 and 104 Inclusive in Block H, as set forth on the Final Subdivision Map for Monterra Phase 1, recorded in the office of the Douglas County Recorder, State of Nevada, on August 24, 2005 in Book 0805, Page 11150 as Document No. 653145 of Official Records

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04-24-15

Phillip E. Sorbet

Phillip E. Sorbet

Phyllis I. Sorbet

Phyllis I. Sorbet

Phyllis

STATE OF _____)

: ss.

COUNTY OF _____)

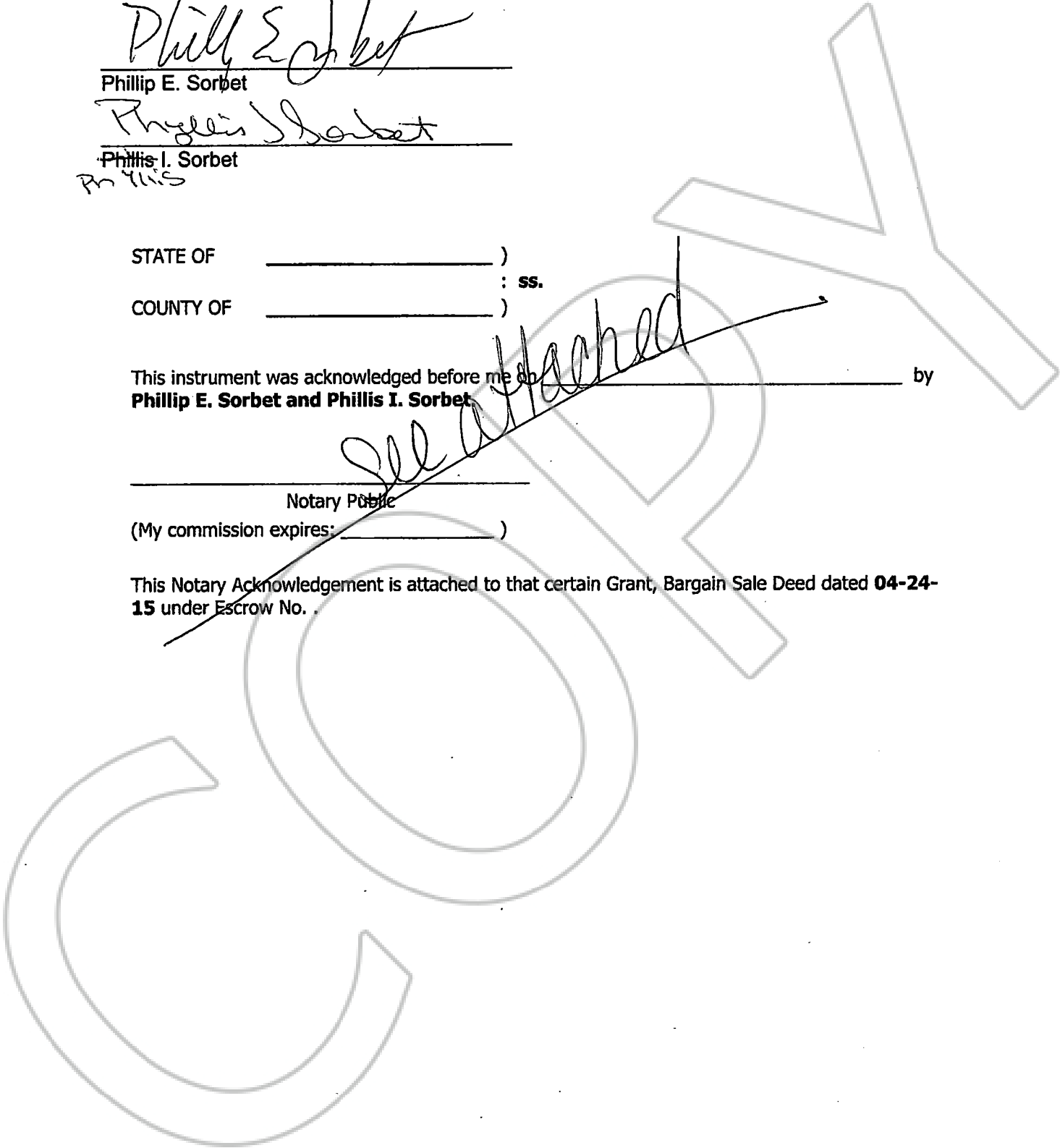
This instrument was acknowledged before me on _____ by
Phillip E. Sorbet and Phyllis I. Sorbet

see attached →

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **04-24-15** under Escrow No. _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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)SS
COUNTY OF KERN)

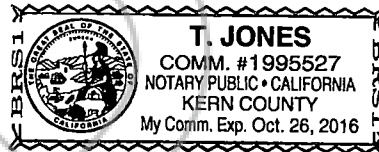

On MAY 17, 2015 before me, T. JONES, Notary Public, personally appeared PHYLLIS I. SORBET and PHILLIP E. SORBET

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



This area for official notarial seal.

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Grant, Bargain, Sale Deed

NUMBER OF PAGES 3 DATE OF DOCUMENT 4/24/15

SIGNER(S) OTHER THAN NAMED ABOVE _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-29-610-088 & 1320-29-610-089
 b) _____
 c) _____
 d) _____

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
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$78,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$78,000.00
 d) Real Property Transfer Tax Due \$304.20

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____
 _____ %

5. Partial Interest: Percentage being transferred: _____ %
 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 parties agree that 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: *Philip E. Sandoz*
 Signature: *Phyllis Sandoz*

Capacity: GRANTOR
 Capacity: ✓

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Philip E. & Phyllis I. Sandoz
 Address: 7751 Meadows of the Kowee
 City: Bakersfield
 State: CA Zip: 93308

Print Name: ABN ENTERPRISES, LLC
 Address: P.O. Box 489
 City: MINDEN
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: ABN Enterprises LLC File Number: 1
 Address: P.O. Box 489
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)