

A.P.N.: 1420-33-610-040
File No: 141-2488725 (NMP)
R.P.T.T.: \$1,053.00 C

When Recorded Mail To: Mail Tax Statements To:
P & K Ranch, LLC.
1740 Buckthorn Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

John Leiknes and Elizabeth Leiknes, husband and wife as joint tenants
do(es) hereby *GRANT, BARGAIN and SELL* to

P & K Ranch, LLC., a Nevada Limited Liability Company

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

**LOT 15, IN BLOCK 4, AS SHOWN ON THE PLAT OF MOUNTAIN VIEW ESTATES NO. 2
RECORDED OCTOBER 24, 1979, IN BOOK 1079 OF OFFICIAL RECORDS, AT PAGE
1962, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 38123.**

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: 06/30/2015

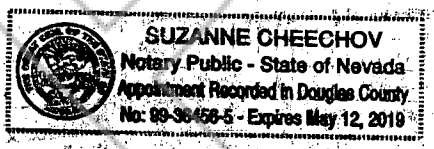
John Leiknes
John Leiknes

Elizabeth Leiknes
Elizabeth Leiknes

STATE OF **NEVADA**)
)
COUNTY OF **DOUGLAS**) : **SS.**

This instrument was acknowledged before me on 7/9/15 by **John Leiknes and Elizabeth Leiknes.**

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bardain Sale Deed dated **June 30, 2015** under Escrow No. **141-2488725.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-33-610-040
- 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: \$270,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$270,000.00
- d) Real Property Transfer Tax Due \$1,053.00

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: [Signature]
Signature: _____

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

John Leiknes and Elizabeth
Print Name: Leiknes
Address: 1359 CATHY LN.
City: MINDEN, NV 89423
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

P & K Ranch, LLC.
Print Name: P & K Ranch, LLC.
Address: 1740 Buckhorn Ct
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company File Number: 141-2488725 NMP/NMP
Address: P.O. Box 645
City: Zephyr Cove State: NV Zip: 89448

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