

A.P.N.: 1418-15-510-004
File No: 141-2487520 (NMP)
R.P.T.T.: \$3,120.00 C

When Recorded Mail To: Mail Tax Statements To:
Kith & Kin Properties
2017 Vizcaya Walk
Sacramento, CA 95818

GRANT, BARGAIN and SALE DEED

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

Jon L. Edwards and Suzanne S. Edwards, Trustees of the Jon and Suzanne Edwards
Family Trust dated May 2, 2002

do(es) hereby *GRANT, BARGAIN and SELL* to

Kith & Kin Properties, a Nevada general partnership

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

**LOT 8, AS SHOWN ON THE MAP OF GLENBROOK UNIT NO. 1, FILED FOR RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA
ON JUNE 1, 1977, IN BOOK 677, PAGE 33, AS DOCUMENT NO. 9693.**

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.

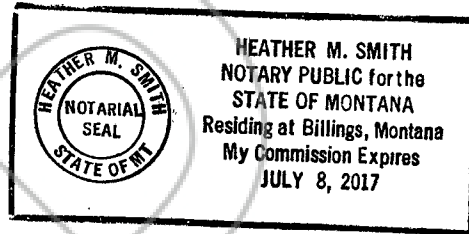
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/16/2015

The Jon and Suzanne Edwards Family Trust

[Signature]
Jon L. Edwards, Trustee

[Signature]
Suzanne S. Edwards, Trustee



STATE OF **NEVADA** *Montana* : ss.
COUNTY OF **DOUGLAS** *(Gardiner)*

This instrument was acknowledged before me on 9-21-2015 by
Jon L & Suzanne S Edwards

[Signature]
Notary Public
(My commission expires: 7-8-2017)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 16, 2015** under Escrow No. **141-2487520**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-15-510-004
- 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'//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: \$800,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$800,000.00
- d) Real Property Transfer Tax Due \$3,120.00

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] Capacity: Grantor
 Signature: [Signature] Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

The Jon and Suzanne Edwards
 Print Name: Family Trust
 Address: 8430 Bridger Canyon Rd
 City: Bozeman
 State: MT Zip: 59715

Kith & Kin Properties
 Print Name: Kith & Kin Properties
 Address: 2017 Victoria Walk
 City: Sacramento
 State: CA Zip: 95818

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

First American Title Insurance
 Print Name: Company File Number: 141-2487520 NMP/NMP
 Address: P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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