

A.P.N.: 1220-17-616-005  
File No: 143-2542635 (mk)  
R.P.T.T.: \$\$741.00

When Recorded Mail To: Mail Tax Statements To:  
Robert A. Henningsen and Susan Y. Henningsen,  
20832 Tamar Lane  
Bend Or 97702

***GRANT, BARGAIN and SALE DEED***

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

Maryanne Road, LLC., a Nevada limited liability company

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

Robert A. Henningsen and Susan Y. Henningsen, as Trustees of the Henningsen Family Trust utd 9-10-1999

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

**Lot 33 of Final Map LDA 16-004 and PD 04-002-02 for Rain Shadow Ranch Phase 2, as shown on subdivision Map, filed in hte office of the County Recorder of Douglas County, State of Nevada, on August 10, 2017 as file No. 2017-902501**

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: 04/25/2018

This document is being executed in counter-part and shall be deemed as one.

Maryanne Road LLC., a Nevada limited liability company

By: G. Randy Lane  
Name: G. Randy Lane  
Title: member and managing member

By: Michael E. Pegram  
Name: Michael E. Pegram  
Title: member and managing member

STATE OF CA )  
COUNTY OF Riverside ) **ss.**

This instrument was acknowledged before me on May 1, 2018 by **G. Randy Lane and Michael E. Pegram**

*see attached*

\_\_\_\_\_  
Notary Public  
(My commission expires: 4-2-2020 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 25, 2018** under Escrow No. **143-2542635**.

# 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 )  
COUNTY OF Riverside )

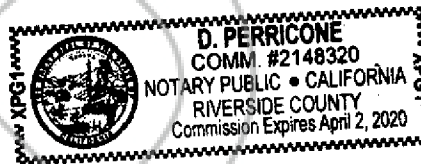
On May 1, 2018 before me, D. Perricone, Notary Public, personally appeared G. Randy Lane

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 D. Perricone



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: \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-17-616-005  
 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: \$190,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$190,000.00  
 d) Real Property Transfer Tax Due \$741.00

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: *M. Welsh*  
 Signature: \_\_\_\_\_

Capacity: *agent*  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Maryanne Road LLC., a Nevada limited liability company  
 Address: 1627 Hwy 395 N  
 City: Minden  
 State: NV      Zip: 89423

Robert A. Henningsen and Susan Y. Henningsen, as Trustees of the  
 Print Name: Henningsen  
 Address: 20832 Tamar Lane  
 City: Bend  
 State: OR      Zip: 97702

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2542635 mk/ mk  
 State: NV      Zip: 89423

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