

A.P.N.: 1319-18-410-018
File No: 143-2551678 (mk)
R.P.T.T.: \$1,170.00

When Recorded Mail To: Mail Tax Statements To:
Fen Wen Properties LLC
P.O. Box 190
Minden, NV 89423.

GRANT, BARGAIN and SALE DEED

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

David Washburn, a single man

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

Fen Wen Properties LLC., a Nevada Limited Liability Company

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

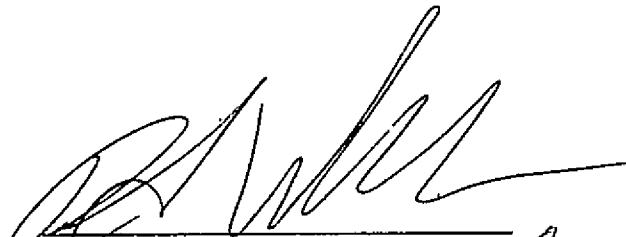
LOT 21, AS SHOWN ON THE MAP OF KINGSBURY VILLAGE UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 14, 1962 IN BOOK 1 OF MAPS, AS DOCUMENT NO. 20221, AND AMENDED JULY 10, 1963 IN BOOK 1 OF MAPS, AS DOCUMENT NO. 22953, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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.

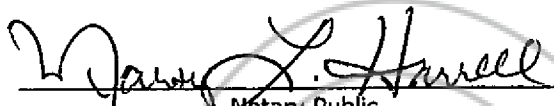
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

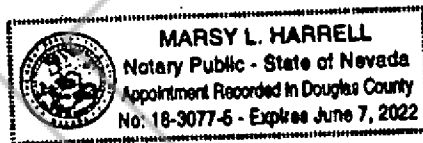
Date: 09/14/2018


David Washburn
10-2-2018

STATE OF Nevada)
COUNTY OF Douglas) ss.

This instrument was acknowledged before me on 10-2-2018 by **David Washburn.**


Notary Public
(My commission expires: 6-7-2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 14, 2018** under Escrow No. **143-2551678**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-18-410-018
- 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: \$300,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$300,000.00
- d) Real Property Transfer Tax Due \$1,170.00

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: *David Washburn* Capacity: *agent*
Signature: _____ Capacity: _____

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

Print Name: David Washburn
Address: P.O. Box 2737
City: Stateline
State: NV Zip: 89449

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

Print Name: Fen Wen Properties LLC
Address: P.O Box 190
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: 143-2551678 mk/ et
Address 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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