

A.P.N.: 1220-09-401-001
File No: 143-2565635 (mk)
R.P.T.T.: \$3,900.00

When Recorded Mail To: Mail Tax Statements To:
203, LLC., a Nevada Limited liability Company
1650 Hwy 395 Ste 203
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Holstein Farms, LLC, a Nevada limited liability company

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

203, LLC., a Nevada Limited liability Company, a Nevada limited liability company

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

THAT PORTION OF SECTION 9, TOWNSHIP 12 , RANGE 20, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4) OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A.P.N. 27-140-08, ALSO A 5/8" REBAR WITH CAP PLS 6200, AS SHOWN ON THE RECORD OF SURVEY OF A LOT LINE ADJUSTMENT OF THE MAGIL RANCH RECORDED IN DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 258267 ON AUGUST 20, 1991, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF CENTERVILLE LANE SOUTH 89° 18' 39" EAST, 766.61 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 88° 51' 01" EAST, 86.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 88° 51' 01" EAST, 439.20 FEET; THENCE SOUTH 01° 08' 59" WEST, 240.00 FEET; THENCE SOUTH 07° 12' 45" WEST, 491.56 FEET; THENCE SOUTH 89° 06' 25" WEST, 16.84 FEET; THENCE NORTH 89° 58' 19" WEST, 182.09 FEET; THENCE NORTH 13° 15' 54" WEST, 756.80 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY SUPPORTING A LOT LINE ADJUSTMENT FILED FOR RECORD ON DECEMBER 16, 1993, IN BOOK 1293, AT PAGE 3627, DOCUMENT NO. 325214, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

EXCEPTING THEREFROM A PARCEL OF LAND FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES SITUATED IN THE SW 1/4 OF SECTION 9, T. 12 N., R. 20 E., M.D.B. & M., DOUGLAS COUNTY, NEVADA AND BEING A PORTION OF THAT CERTAIN TRACT SHOWN BETWEEN PARCEL "ALL AND PARCEL "D" AND LABELED AS "NOT A PART" OF SILVER RANCH UNIT 1-A AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA IN BOOK 194 OF THE OFFICIAL RECORDS AT PAGE 256 AS DOCUMENT NO. 326668, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 6" X 6" NEVADA DEPARTMENT OF HIGHWAYS CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF NEVADA STATE HIGHWAY NO. 756 AT 27.00 FEET RIGHT OF CENTERLINE STATION "L" 93+23.90 P.C. AND CONSIDERING THE CENTERLINE OF THE "L" LINE BETWEEN STATIONS "L" 79+75.46 P.T. AND "L" 93+23.90 P.C. AS SHOWN ON SHEETS 5 AND 6 OF THE STATE OF NEVADA DEPARTMENT OF HIGHWAYS, CONSTRUCTION CONTRACT NO. 443, ACCEPTED OCTOBER 24, 1935, TO BEAR S. 89° 23' 00" E., WITH ALL BEARING CONTAINED HEREIN BEING RELATIVE THEREOF, SAID FOUND MONUMENT BEING ON THE NORTH LINE OF PARCEL "D" OF SAID DOCUMENT NO. 326668; THENCE S. 89° 12' 05" E. 86.21 FEET ALONG THE NORTH LINE OF SAID PARCEL "D" TO A FOUND 3/4" IRON PIPE WITH A YELLOW PLASTIC PLUG, L.S. 3519, FOR THE NORTHEAST CORNER OF SAID PARCEL "D" AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S. 89° 33' 35" E. 439.05 FEET ALONG THE NORTH LINE OF SAID "NOT A PART" PARCEL TO A FOUND 3/4" IRON PIPE WITH A YELLOW PLASTIC PLUG, L.S. 3519, FOR THE NORTHEAST CORNER OF SAID "NOT A PART" PARCEL AND THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE S. 00° 04' 40" W. 21.52 FEET ALONG THE COMMON LINE BETWEEN SAID "NOT A PART" PARCEL AND PARCEL "A" TO A POINT 50.00 FEET SOUTH OF SAID LINE PROLONGED EASTERLY; THENCE N. 89° 23' 00" W. 99.05 FEET; THENCE N. 00° 37' 00" E. 20.00 FEET TO A POINT 30.00 FEET SOUTH OF SAID "L" LINE PROLONGED EASTERLY; THENCE N. 89° 23' 00" W. 339.25 FEET TO WEST LINE OF SAID "NOT A PART" PARCEL AND THE EAST LINE OF SAID PARCEL "D"; THENCE N. 13° 38' 42" W. 2.81 FEET ALONG THE COMMON LINE BETWEEN SAID "NOT A PART" PARCEL AND SAID PARCEL "D" TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 21, 2000 IN BOOK 601, PAGE 5684 AS INSTRUMENT NO. 516878 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

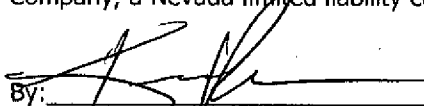
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.


Date: 05/22/2019

Holstein Farms, LLC., a Nevada Limited Liability Company, a Nevada limited liability company

By: 
Name: Keith Ruben
Title: Member

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

This instrument was acknowledged before me on 6-19-19 by **Keith Ruben, member.**


Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 22, 2019** under Escrow No. **143-2565635**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-09-401-001
- 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: \$1,000,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,000,000.00
- d) Real Property Transfer Tax Due \$3,900.00

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: agent

Signature: _____

Capacity: _____

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

Holstein Farms, LLC., a Nevada
Print Name: Limited Liability Company
Address: 1888 Gray Court
City: Gardnerville
State: NV Zip: 89410

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

203, LLC., a Nevada
Print Name: Limited liability Company
Address: 1650 Hwy 395 Ste 203
City: Minden
State: NV Zip: 89423

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: 143-2565635 mk/ mk
State: NV Zip: 89423

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