

APN: 1319-18-410-010

RPTT

When Recorded Return to:
Daniel N. Dixon
207 Copperwood Court
Millersville, MD 21108-2700

Mail Tax Statements to:
Grantee same as above



00102635201909388850040048

KAREN ELLISON, RECORDER

E09

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,

Daniel N. Dixon, a married man, as his sole and separate property, as to an undivided 50% interest and Aaron D. Dixon, a married man, as his sole and separate property, as to an undivided 35% interest and Paul D. Dixon, a married man, as his sole and separate property, as to an undivided 15% interest, as tenants in common

do(es) hereby Grant, Bargain, Sell and Convey to

WANDERBRAU, LLC, A NEVADA LIMITED LIABILITY COMPANY

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 19th day of DECEMBER, 2018

D N Dixon

Daniel N. Dixon

A D Dixon

Aaron D. Dixon

Paul D Dixon

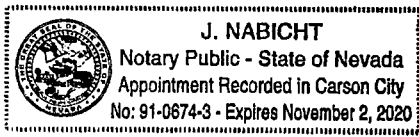
Paul D. Dixon

SPACE BELOW FOR RECORDER

STATE OF Nevada
COUNTY OF Carson City

This instrument was acknowledged before me on December 19, 2018,
by Daniel N. Dixon, Aaron D. Dixon and Paul D. Dixon

J. Nabicht
NOTARY PUBLIC

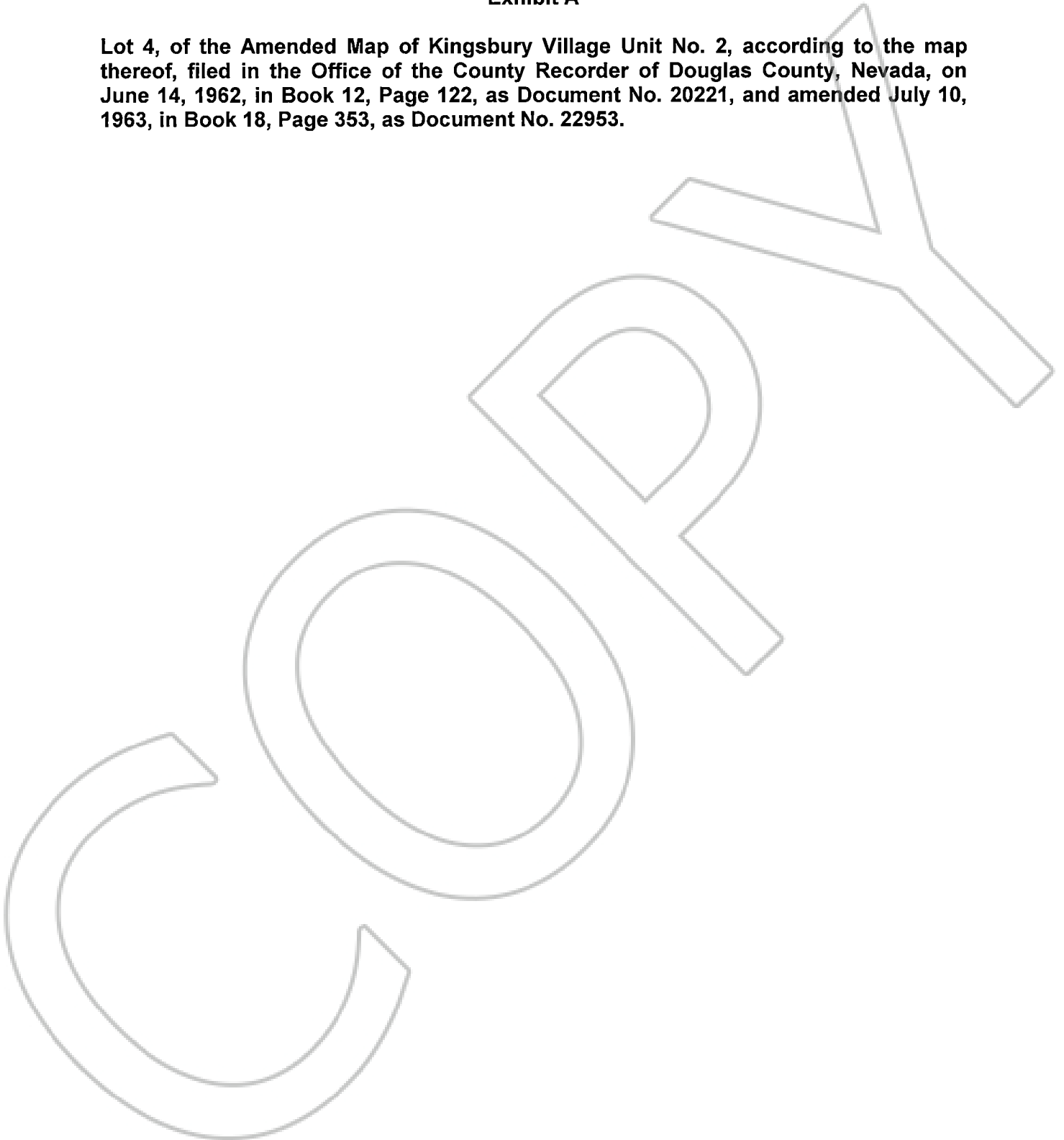


COOPER

SPACE BELOW FOR RECORDER

Exhibit A

Lot 4, of the Amended Map of Kingsbury Village Unit No. 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 14, 1962, in Book 12, Page 122, as Document No. 20221, and amended July 10, 1963, in Book 18, Page 353, as Document No. 22953.



SPACE BELOW FOR RECORDER

1. APN: 1319-18-410-010

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 ONLY | |
|---------------------------------|-----------------------------|
| Document Instrument No.: | |
| Book: | Page: |
| Date of Recording: | |
| Notes: | <i>OK - Oper. Grant OK.</i> |

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 9
 b. Explain Reason for Exemption: WE OWN 100% OF LLC

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 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 <i>DM Dix</i> | Capacity <i>OWNER</i> |
| Signature <i>REIT</i> | Capacity <i>OWNER</i> |
| SELLER (GRANTOR) INFORMATION | BUYER (GRANTEE) INFORMATION |
| (Required) | (Required) |
| Print Name: <i>DANIEL DIXON</i> | Print Name: <i>PAUL REIT - WANDERBLAU LLC</i> |
| Address: <i>707 COPPOWOOD CT</i> | Address: <i>1192 ASHLAND DR</i> |
| City/State/Zip: <i>MILLETSVILLE, MD 21108</i> | City/State/Zip: <i>LETMOLE, CA 93245</i> |

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)