

APN: 1320-32-116-010

RPTT: \$1,236.30

Escrow No. 2011839

When Recorded Return to:

Brita Hedenstrom and/or Grace Elisabeth Townsend-Caldwell, Co-Trustees of The Brita Hedenstrom Trust, dated February 7, 2020

**1486 Hussman Ave #B
Gardnerville, NV 89410**

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That

Arrow Canyon LLC, A Nevada Limited Liability Company who acquired title as Arrow Canyon, LLC

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Brita Hedenstrom and/or Grace Elisabeth Townsend-Caldwell, Co-Trustees of The Brita Hedenstrom Trust, dated February 7, 2020

All that real property situated in the City of Minden, 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.

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2011839
Page Two.

Witness my hand(s) this 24th day of March, 2020.

Arrow Canyon LLC, A Nevada Limited Liability Company

Brett Nelson
By: Brett Nelson
Its: Manager

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on this 24th day of March, 2020,
by Brett Nelson as Manager of Arrow Canyon LLC, A Nevada Limited Liability Company.**

Juanita J. Harrowa
NOTARY PUBLIC

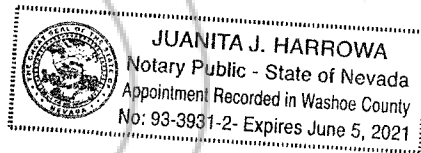
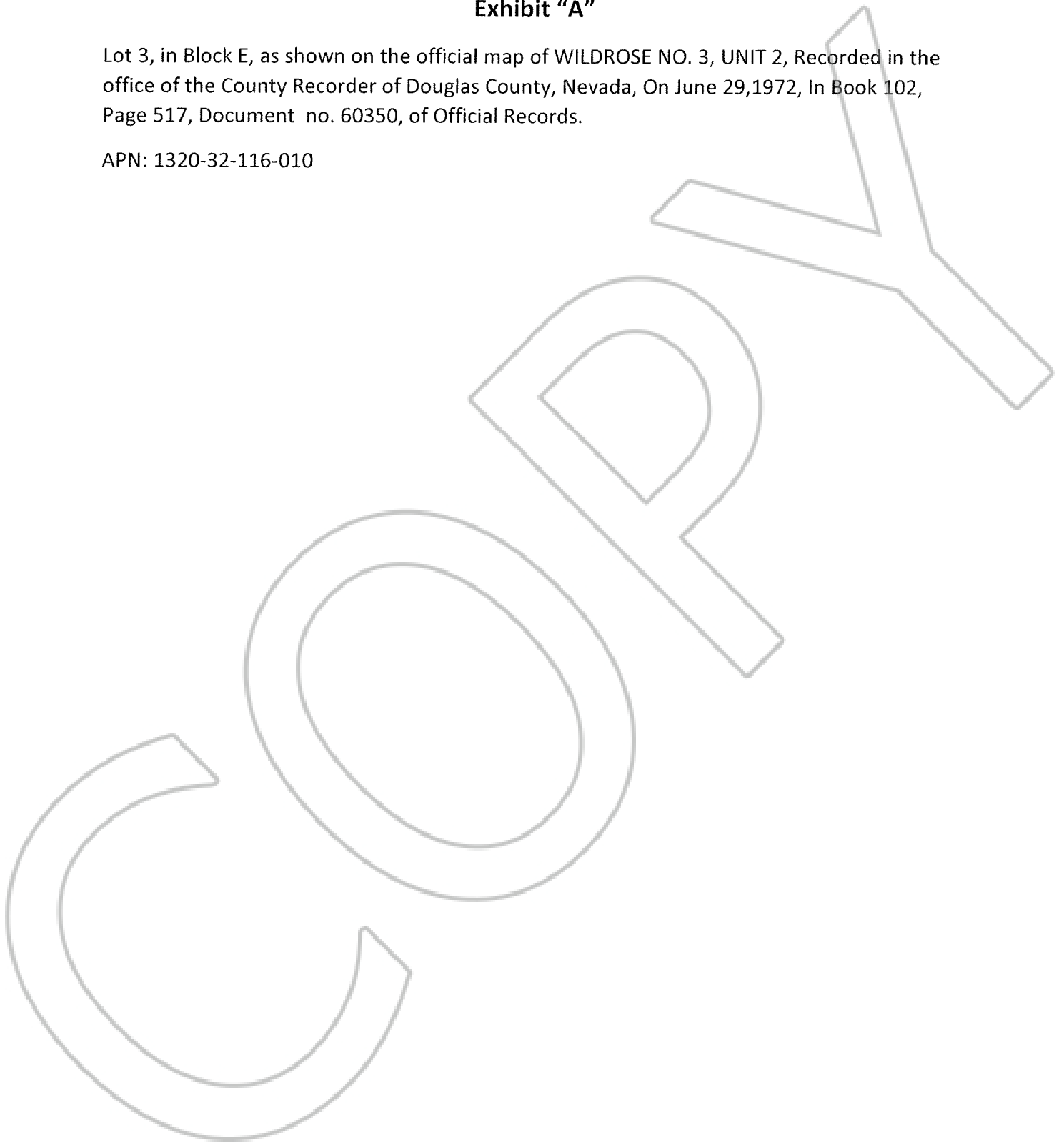


Exhibit "A"

Lot 3, in Block E, as shown on the official map of WILDROSE NO. 3, UNIT 2, Recorded in the office of the County Recorder of Douglas County, Nevada, On June 29,1972, In Book 102, Page 517, Document no. 60350, of Official Records.

APN: 1320-32-116-010



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-32-116-010
 b.
 c.
 d.

2. Type of Property
 a. Vacant Land
 b. Single Family Residence
 c. Condo/Townhouse
 d. 2 – 4 Plex
 e. Apartment Building
 f. Commercial/Industrial
 g. Agricultural
 h. Mobile Home
 i. Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$317,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____)
c. Transfer Tax Value	\$317,000.00
d. Real Property Transfer Tax Due	\$1,236.30

4. If Exempt Claimed:
 a. Transfer Tax Exemption, per 375.090, Section: _____

5. Explain reason for exemption:
 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: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Arrow Canyon LLC
 Address: 6770 S McCarran Blvd
 City: Reno
 State: Nevada
 Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brita Hedenstrom, as Trustee of Brita Hedenstrom and/or Grace Elisabeth Townsend-Caldwell, Co-Trustees of The Brita Hedenstrom Trust
 Address: 1486 Hussman Ave #B
 City: Gardnerville
 State: Nevada
 Zip: 89410

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

Print Name: Toiyabe Title File Number: 2011839
 Address: 6774 S McCarran Blvd Suite 102
 City: Reno State: NV Zip: 89509

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