

A.P.N.: 1219-23-002-008
File No: 143-2591801 (mk)
R.P.T.T.: \$1,950.00

When Recorded Mail To: Mail Tax Statements To:
Onesix LLC
1706 Crowne Way
Minden , NV 89423

GRANT, BARGAIN and SALE DEED

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

John M. Morgan and Janice L. Morgan, husband and wife as joint tenants

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

Onesix LLC., a Nevada Limited Liability Company

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

BEING A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 19 EAST, M. D. B. &M., DOUGLAS COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AS SET FORTH ON THAT CERTAIN PARCEL MAP NO. 1 OF DINA MARTENS RECORDED JUNE 8, 1984, IN BOOK 684 OF OFFICIAL RECORD, AT PAGE 744, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 101915, AND AS AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED DECEMBER 9, 1986, IN BOOK 1286, PAGE 472, AS DOCUMENT NO. 146103 OF OFFICIAL RECORDS OF 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: 05/22/2020


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


John M. Morgan

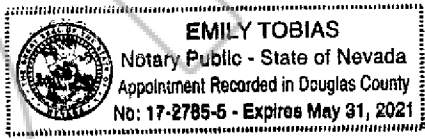
Janice L. Morgan

STATE OF _____)
) : ss.
COUNTY OF _____)

This instrument was acknowledged before me on 5.28.2020 by
John M. Morgan and Janice L. Morgan



Notary Public
(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 22, 2020** under Escrow No. **143-2591801**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1219-23-002-008
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: \$500,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$500,000.00
d) Real Property Transfer Tax Due \$ 1950.00

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)**

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

Print Name: John M. Morgan and Janice L. Morgan

Print Name: Onesix LLC

Address: 194 Taylor Creek

Address: 1706 Crowne Way

City: Gardnerville

City: Minden

State: NV Zip: 89460

State: NV Zip: 89423

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

Print Name: First American Title Insurance Company

File Number: 143-2591801 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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