

APN: 1418-34-610-010  
R.P.T.T.: \$11,095.50  
Escrow No.: 20007680-DR  
When Recorded Return To:  
Hiddenwoods LLC, a Nevada limited liability  
company  
C/O V Formation, 3 Bay Harbor Way  
San Rafael, CA 94901

Mail Tax Statements to:  
Hiddenwoods LLC, a Nevada limited liability  
company  
C/O V Formation, 3 Bay Harbor Way  
San Rafael, CA 94901

DOUGLAS COUNTY, NV **2020-951668**  
RPTT:\$11095.50 Rec:\$40.00  
\$11,135.50 Pgs=2 **08/31/2020 11:48 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Michael S. Campbell and Kelly E. Campbell, husband and wife, as joint tenants with right of survivorship**

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

**Hiddenwoods LLC, a Nevada limited liability company**

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

A portion of Lots 10 and 11, in Block B, as said lots and block are shown on the filed map of the Amended Map of Lincoln Meadows, Unit No. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on January 6th, 1978, as Document No. 16415, and more particularly described as follows:

Beginning at the most Northerly corner of said Lot 11, thence South 31°00'00" West, 102.50 feet to the True Point of Beginning; thence from the True Point of Beginning South 57°41'23" East 129.01 feet to the Northeast corner of said Lot 10; thence South 36°00' West 105.90 feet to the Southeast corner of said Lot 10; thence North 89°52'48" West 90 feet to the Southwest corner of said Lot 10; thence North 06°13'25" East 101.45 feet; thence North 31°00'00" East 62.50 feet to the Point of Beginning.

Together with a non-exclusive 60 foot easement for roadway and public utilities as granted by Document recorded December 21, 1967, in Book 56, page 201, as Document No. 39634, Official Records.

NOTE: Said legal description was previously recorded in Grant, Bargain and Sale Deed recorded October 14, 2016, as Document No. 2016-889128, Official Recors, Douglas County, Nevada.

Assessors Parcel No.: 1418-34-610-010

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

Dated this 27 day of August, 2020.

[Signature]  
Michael S. Campbell


[Signature]  
Kelly E. Campbell

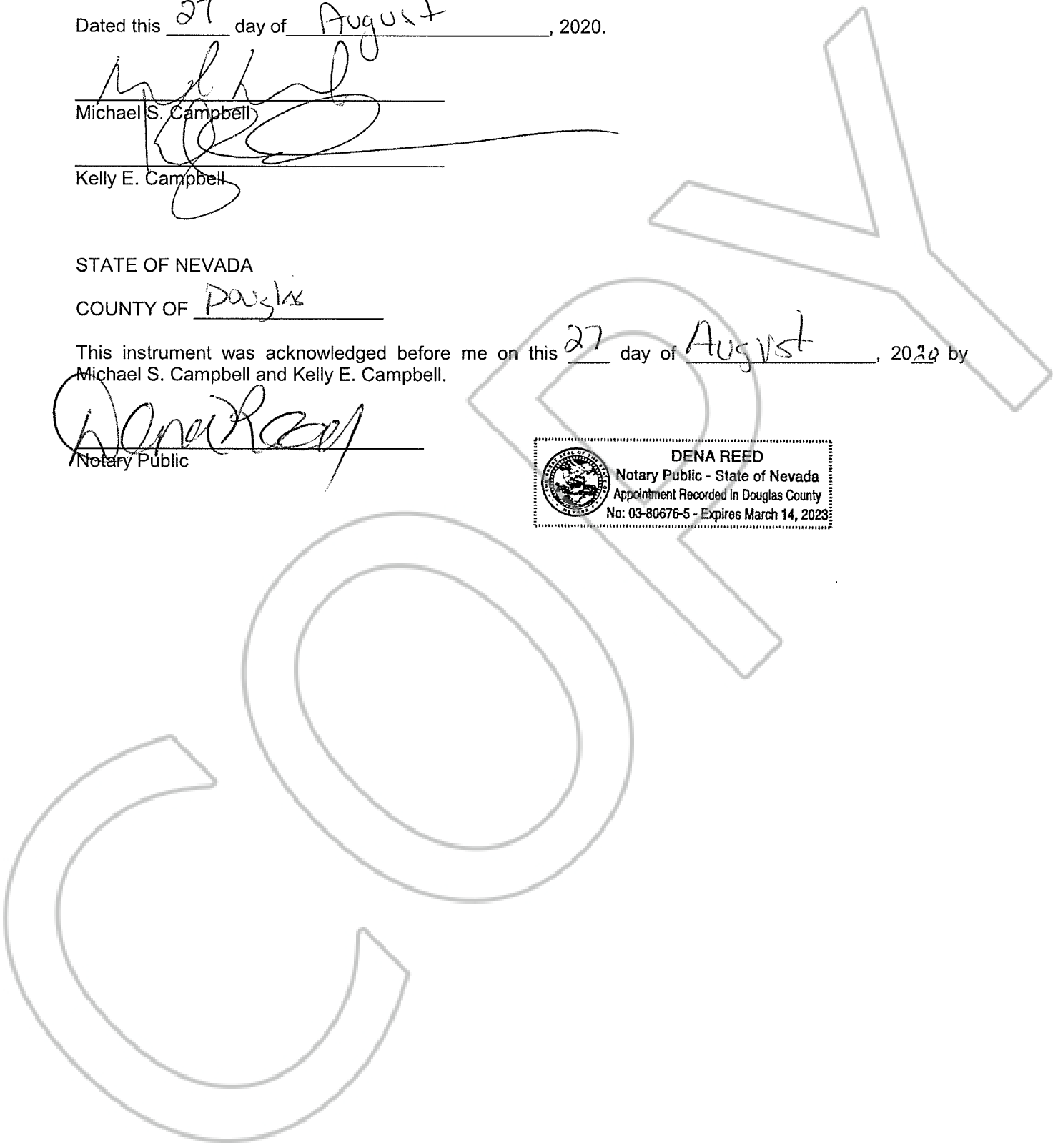
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 27 day of August, 2020 by Michael S. Campbell and Kelly E. Campbell.

[Signature]  
Notary Public

 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80676-5 - Expires March 14, 2023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1418-34-610-010  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$2,845,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$2,845,000.00  
 d. Real Property Transfer Tax Due: \$11,095.50

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: Michael S. Campbell and Kelly E. Campbell  
 Address: P.O. BOX 1638  
 City: Zephyr Cove  
 State: NV                      Zip: 89448

Print Name: Hidden Woods LLC, a Nevada limited liability company  
 Address: C/O V Formation, 3 Bay Harbor Way  
 City: San Rafael  
 State: California              Zip: 94901

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20007680-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City              State: NV              Zip: 89703