

A.P.N.: 1319-18-410-010
File No:
R.P.T.T.: \$



KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Daniel N Dixon

207 Copperwood Court

Millersville, MD 21108-2700

GRANT, BARGAIN and SALE DEED

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

Wanderbrau, LLC, A Nevada Limited Liability Company

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

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 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

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

See Exhibit A attached hereto and made a part herof

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.

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.

Date:

Daniel Dixon

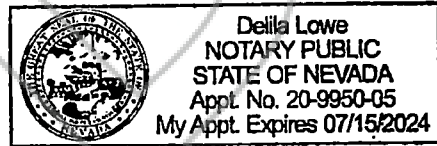
niel Dixon DANIEL DIXON

Paul Dixon

ut Dixon PAUL DIXON

Aracel Dixon

Aracel Dixon



STATE OF NEVADA)
COUNTY OF Douglas) : ss.

This instrument was acknowledged before me on NOV. 24th 2020 by
Daniel N. Dixon, Paul D Dixon, and Aracel D Dixon

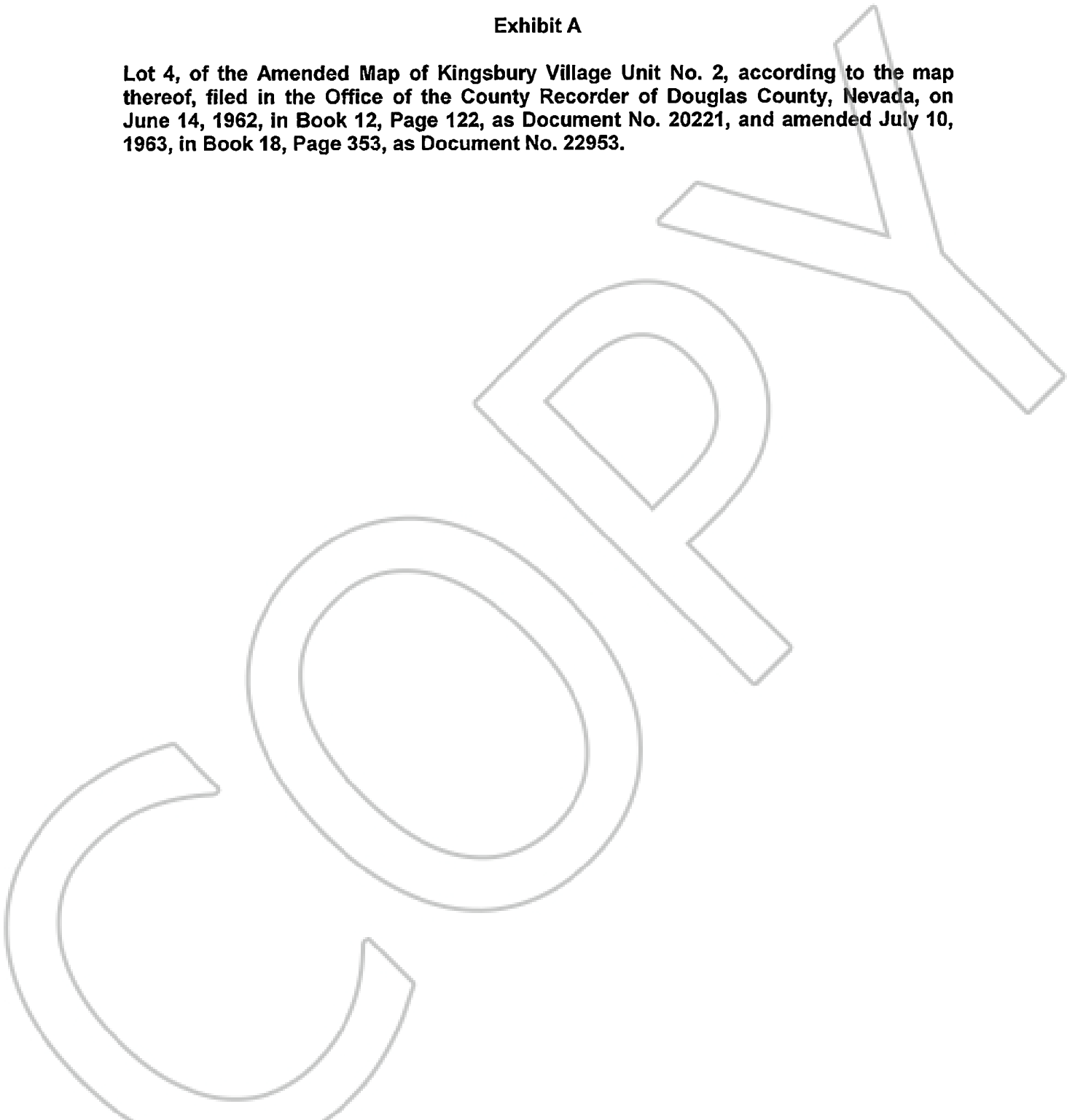
Delia Lowe

Notary Public
(My commission expires: 7-15-2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
under Escrow No.

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-18-410-010
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: _____

3. Total Value/Sales Price of Property: \$ 347,480
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 1355.25

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 9
 b. Explain Reason for Exemption: Collective 100% ownership of LLC by individuals

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 Managing Member

Signature _____ Capacity _____

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

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

Print Name: WanderBrau LLC
 Address: 1192 Ashland Dr
 City: Lemoore
 State: CA Zip: 93245

Print Name: Daniel Dixon
 Address: 207 Copperwook
 City: Millersville
 State: MD Zip: 21108

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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