

A.P.N.: 1420-30-001-007  
File No: 143-2601557 (mk)  
R.P.T.T.: \$1,657.50

DOUGLAS COUNTY, NV  
RPTT:\$1657.50 Rec:\$40.00  
\$1,697.50 Pgs=3 12/30/2020 02:37 PM  
2020-959206  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Gardner Ranch LLC.,  
P.O. Box 2194  
Stateline, NV 89449

### ***GRANT, BARGAIN and SALE DEED***

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

Michael Per Hakansson and Margaret Esther Hakansson, Trustees of the M&M Trust  
Dated August 13, 2015, dated August 13, 2015

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

Gardner Ranch LLC., a Nevada Limited Liability Company

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

#### **PARCEL 1:**

**A PARCEL OF LAND LOCATED WITHIN PORTIONS OF THE WEST ONE-HALF OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE COMMON CORNER FOR SECTIONS 24 AND 25, T.14N., R.19E., AND SECTIONS 19 AND 30, T.14N., R.20E., M.D.M.;**

**THENCE ALONG THE COMMON LINE BETWEEN SAID SECTIONS 25 AND 30, SOUTH 00°44'27" WEST, 420.65 FEET TO THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE FINAL PARCEL MAP LDA 02-085 FOR DOUG H. LIPPINCOTT RECORDED MARCH 07, 2006 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 669335, THE POINT OF BEGINNING;**

**THENCE ALONG THE NORTH LINE OF SAID PARCEL 1, SOUTH 89°16'00" EAST, 713.14 FEET;**

**THENCE SOUTH 00°44'09" WEST, 1244.94;**

**THENCE NORTH 72°43'20" WEST, 108.17 FEET;**

**THENCE SOUTH 87°09'17" WEST, 87.51 FEET;**

**THENCE SOUTH 78°36'25" WEST, 144.04 FEET;**

**THENCE NORTH 72°00'40" WEST, 194.29 FEET;**

**THENCE NORTH 73°18'02" WEST, 111.34 FEET;**

**THENCE NORTH 80°53'50" WEST, 89.75 FEET TO SAID SECTION LINE;**

**THENCE ALONG SAID SECTION LINE, NORTH 00°44'27" EAST, 1148.54 FEET TO THE POINT OF BEGINNING.**

**ALSO KNOWN AS ADJUSTED PARCEL 1 ON RECORD OF SURVEY MAP RECORDED JUNE 29, 2007 IN BOOK 0607, PAGE 10219 AS DOCUMENT NO. 704215 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 18, 2015 AS INSTRUMENT NO. 2015-868116, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PARCEL MAP RECORDED MARCH 07, 2006 IN BOOK 0306, PAGE 2066 AS INSTRUMENT NO. 669335 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.**

**PARCEL 3:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED DECEMBER 07, 2005 IN A GRANT, BARGAIN DEED SALE DEED FOR EASEMENT IN BOOK 1205, PAGE 3022 AS INSTRUMENT NO. 662604 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.**

**PARCEL 4:**


**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED JUNE 08, 1993 IN A DEED OF EASEMENT IN BOOK 0693, PAGE 1570 AS INSTRUMENT NO. 309234 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.**

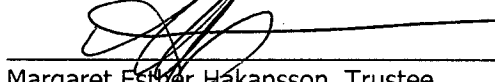
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.

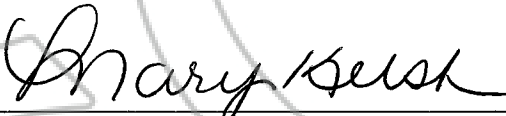
Michael Per Hakansson and Margaret Esther  
Hakansson, Trustees of the M&M Trust Dated  
August 13, 2015

  
\_\_\_\_\_  
Michael Hakansson, Trustee

  
\_\_\_\_\_  
Margaret Esther Hakansson, Trustee

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 12/29/2020 by  
**Michael Per Hakansson and Margaret Esther Hakansson, Trustees .**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2601557.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-30-001-007  
 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: \$425,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$425,000.00  
 d) Real Property Transfer Tax Due \$1,657.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 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]  
 Signature: \_\_\_\_\_

Capacity: agent  
 Capacity: \_\_\_\_\_

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

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

Michael Per Hakansson and  
 Margaret Esther Hakansson,  
 Print Name: Trustees of the M&M Trust D  
 Address: 628 West Fork Vista Lane  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Gardner Ranch LLC,  
 Address: P.O. Box 2194  
 City: Stateline  
 State: NV Zip: 89449

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2601557 mk/ mk  
 State: NV Zip: 89423

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