

APN: 1420-34-610-001



RECORDING REQUESTED BY:

Name: PINE NUT MANAGEMENT CORP.
Address: 2692 Kaleb Court
City/State/Zip: Minden, NV 89423

KAREN ELLISON, RECORDER E09

WHEN RECORDED MAIL TO:

Name: PINE NUT MANAGEMENT CORP.
Address: 2692 Kaleb Court
City/State/Zip: Minden, NV 89423

MAIL TAX STATEMENT TO:

Name: PINE NUT MANAGEMENT CORP.
Address: 2692 Kaleb Court
City/State/Zip: Minden, NV 89423

GRANT BARGAIN AND SALE DEED

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Signature

GRANTOR

Title

Edward J. Hinkley

Print Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black in.
(Additional recording fee applies.)

GRANT BARGAIN AND SALE DEED

For the sum of \$10.00 (Ten Dollars) and other valuable consideration received, receipt of which is hereby acknowledged, **EDWARD J. HINKLEY, AND SABRINA A. HINKLEY, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, do hereby **GRANT, BARGAIN, SELL, REMISE AND RELEASE** to **PINE NUT MANAGEMENT CORP. A NEVADA CORPORATION**, whose address is 2692 Kaleb Court, Minden, NV 89423, Grantee, **their** interest in the real property in the County of Douglas, State of Nevada described as:

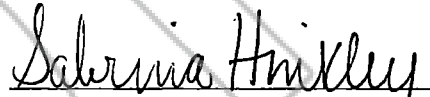
Lot 1 in Block 5, as set forth on the Final Subdivision Map LDA 01-069 for BRAMWELL HOMESTEAD, filed for record in the office of the Douglas County Recorder on August 12, 2002, in Book 802 of Official Records, at Page 3324, as Document No. 549307.

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

EXEMPTION: NRS 375.090(9): This conveyance is a transfer without consideration to a corporation wholly owned by the grantors.

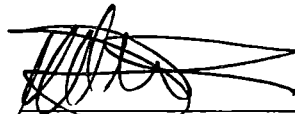
Commonly known as: 2692 Kaleb Court, Minden, NV 89423


EDWARD J. HINKLEY


SABRINA A. HINKLEY

State of Nevada)
)ss.
County of ~~Washoe~~)
 ~~Douglas~~

This instrument was acknowledged before me on the 31 day of OCTOBER, 2020, by **EDWARD J. HINKLEY and SABRINA A. HINKLEY.**



Notary Public



NEVADA NOTARY ACKNOWLEDGMENT

THE STATE OF NEVADA

COUNTY OF DOUGLAS

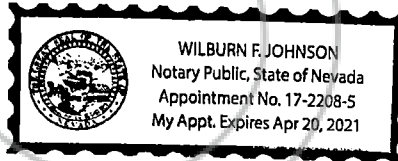
This instrument was acknowledged before me on OCTOBER 31, 2020
(date) by EDWARD J. SARRIWA HIVE, TX (name of person).

Notary Public Signature



Print WILBURN F. JOHNSON

Title NOTARY



(Seal)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-34-610-001
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: Self-Cert. of Information

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 10.00
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
- b. Explain Reason for Exemption: This conveyance is a transfer without consideration to a corporation wholly owned by the grantors.

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 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 Grantor

SELLER (GRANTOR) INFORMATION — BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Edward J. Hinkley
 Address: Sabrina A Hinkley
 City: 2692 Kaleb Court, Minden
 State: NV Zip: 89423

(REQUIRED)
 Print Name: Pine Nut Management Corp. A Nevada Corp.
 Address: 2692 Kaleb Court
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____