

Document Transfer Tax - \$0 - #9
Assessor's Parcel No. 1220-21-710-031



WHEN RECORDED AND
MAIL TAX STATEMENTS TO:

KAREN ELLISON, RECORDER E09

RAKU LLC
P.O. Box 726
Genoa, NV 89411

The grantor declares:
Documentary transfer tax is \$ -0-
 computed on full value of property conveyed

GRANT, BARGAIN, AND SALE DEED

FOR NO CONSIDERATION,

HAROLD L. BIRD and DEANNA M. BIRD, husband and wife, as community property,
hereby grant to

RAKU LLC, a Nevada Limited Liability Company,

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

Lot 537, as shown on the map the map of GARDNERVILLE RANCHOS UNIT NO. 7,
filed for record in the Office of the County Recorder of Douglas County, State of Nevada,
on March 27, 1974, as Document No. 72456.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits
thereof.

Dated: January 14, 2021

Harold L. Bird
HAROLD L. BIRD,
Trustee

Deanna M. Bird
DEANNA M. BIRD,
Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

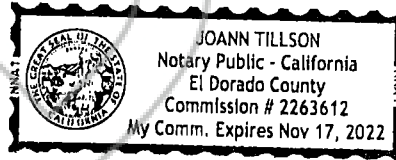
STATE OF CALIFORNIA)
)
COUNTY OF EL DORADO)

On January 14, 2021, before me, JoAnn Tillson, notary public, personally appeared HAROLD L. BIRD and DEANNA M. BIRD, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JoAnn Tillson



Grant, Bargain and Sale Deed
APN: 1220-21-710-031

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-21-710-031
 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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	<u>Operating Acct of R</u>

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 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: Transfer to a business entity of which grantor is 100% owner.

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 Deanna M. Bird Capacity Grantor/Grantee
 Signature Harold L. Bird Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Harold L. Bird/Deanna M. Bird
 Address: P.O. Box 726
 City: Genoa
 State: NV Zip: 89411

Print Name: RAKU LLC
 Address: P.O. Box 726
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Joseph W. Tillson, Esq. Escrow # _____
 Address: 589 Tahoe Keys Boulevard, Ste E-4
 City: South Lake Tahoe State: CA Zip: 96150

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