

APN: 1320-30-702-015
R.P.T.T.: \$1,790.10
Escrow No.: 21015562-ES
When Recorded Return To:
Five BS, LLC a Nevada Limited Liability
Company
1460 Industrial Way
Gardnerville, NV 89410

Mail Tax Statements to:
Five BS, LLC a Nevada Limited Liability
Company
1460 Industrial Way
Gardnerville, NV 89410

DOUGLAS COUNTY, NV
RPTT:\$1790.10 Rec:\$40.00
\$1,830.10 Pgs=3
2021-966011
04/22/2021 01:15 PM
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,

Shahwali Abdul Wahabzada, a married man as his sole and separate property and Ajmal Atrafi, a married man as his sole and separate property, as joint tenants with right of survivorship

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

Five BS, LLC a Nevada Limited Liability Company

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

All that certain piece or parcel of land lying in the Northwest ¼ of the Southeast ¼ of Section 30, Township 13 North, Range 20 East, M.D.B. & M., lying Westerly of the Town of Minden and more particularly described as follows:

Parcel B in that certain Parcel Map for Keith and Martha E. Cornforth, recorded August 21, 1974 in Book 874, Page 608, as Document No. 74862 of Official Records in the County of Douglas, State of Nevada.

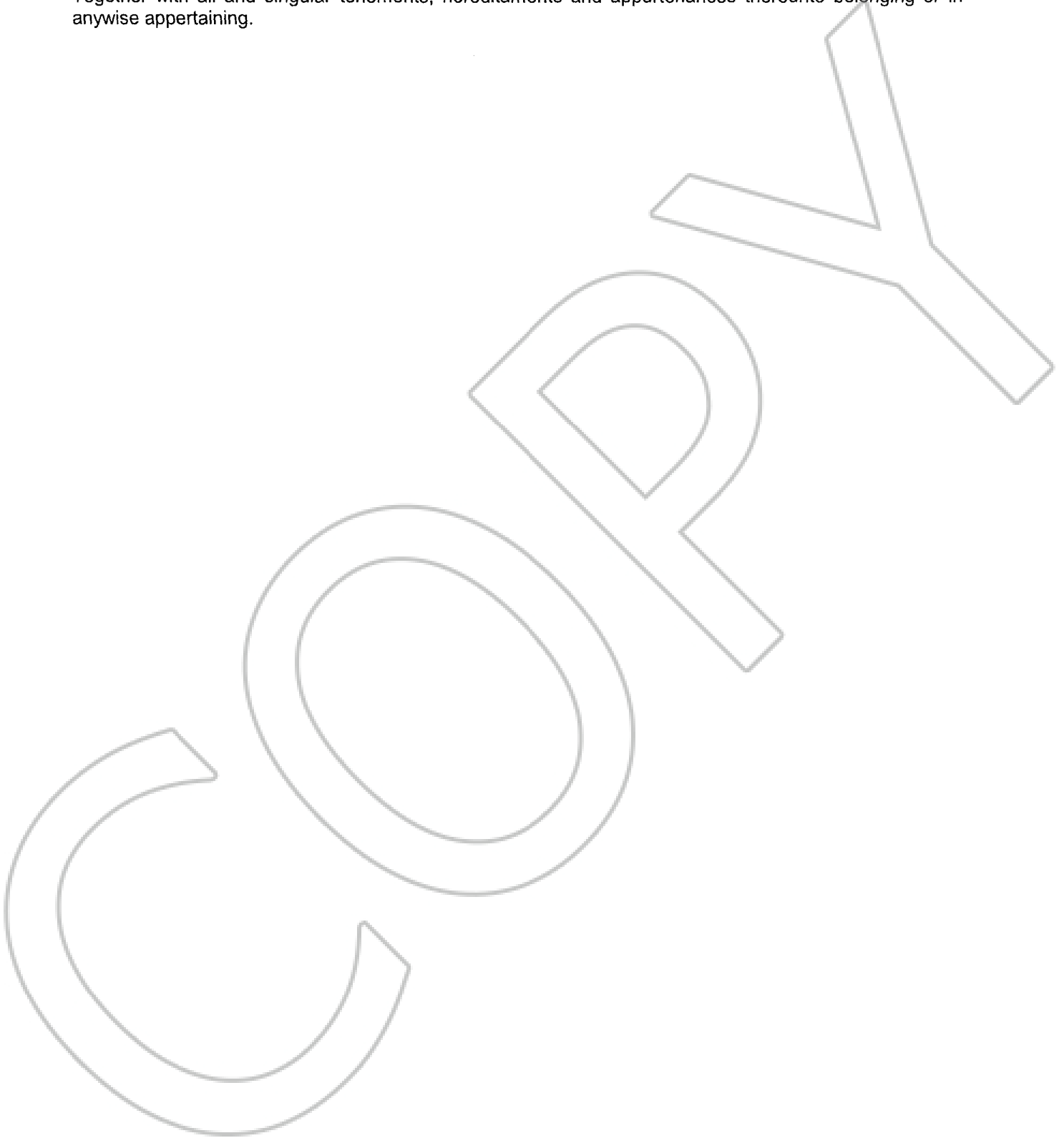
Excepting Therefrom the following described parcel as conveyed to the State of Nevada, acting by and through its Department of Transportation in Deed recorded April 24, 1986, in Book 486, Page 2137, as Document No. 133834.

Beginning at a point on the right or Easterly right-of-way line of US-395 (Project F-395-1(3)) 26.70 feet right of and measured radially from Highway Engineer's Station "N" 41 + 34.96 P.O.C.; said point of beginning further described as bearing North 24°30'38" East, a distance of 2,108.96 feet from the South ¼ corner of Section 30, Township 13 North, Range 20 East, M.D.B. & M.; thence South 55°34'37" East, along said right-of-way line a distance of 80.94 feet to an intersection with the former right or Easterly right-of-way line of said US-395; thence North 62°43'34" West, along said right-of-way line a distance of 80.77 feet to a point; thence North 29°53'06" East, a distance of 10.08 feet to the point of beginning.

The above metes and bounds description appeared previously on Deed recorded September 11, 1997 as Document No. 421460, Official Records.

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



Dated this 7th day of April, 2021.

Shahwali Abdul Wahabzada
Shahwali Abdul Wahabzada

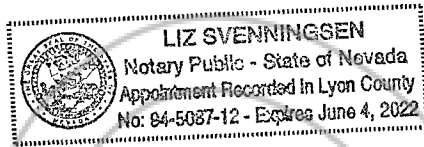
Ajmal Atrafi
Ajmal Atrafi

STATE OF NEVADA

COUNTY OF CARSON CITY

This instrument was acknowledged before me on this 7th day of April, 2021, by Shahwali Abdul Wahabzada and Ajmal Atrafi.

Liz Svenningsen
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-702-015
 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: \$459,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$459,000.00
 d. Real Property Transfer Tax Due: \$1,790.10

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: *Shahwali Abdul Wahabzada* Capacity: _____ Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Shahwali Abdul Wahabzada and Ajmal Atrafi
 Address: 134 Denio Dr.
 City: Dayton
 State: NV Zip: 89403

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Five BS, LLC a Nevada Limited Liability Company
 Address: 1460 Industrial Way
 City: Gardnerville
 State: Nevada Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21015562-ES
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703