

APN 1318-22-002-052

GRANTEES:

Brent Knittel and
Christina Knittel, Managers/Members
BCWC INVESTMENTS, LLC, SERIES I
P.O. Box 871
Genoa, NV 89411

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Brent Knittel and
Christina Knittel, Managers/Members
BCWC INVESTMENTS, LLC, SERIES I
P.O. Box 871
Genoa, NV 89411

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).


Christina Rohall Knittel

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 1st day of July, 2020, between BRENT W. KNITTEL and CHRISTINA ROHALL KNITTEL, Trustees, or their successor, under the BWKCRK FAMILY TRUST dated July 1, 2020, as Grantors and Party of the First Part; and BCWC INVESTMENTS, LLC, SERIES I, as Grantees and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

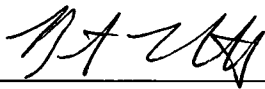
Lot 8 in Block 2 as shown on the Official Map of OLIVER PARK, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 2, 1959, in Book 1 of Maps, as Document No. 14034.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

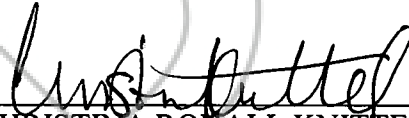
Also known as 168 Laura Dr., Stateline NV 89449; APN 1318-22-002-052.

Legal description from Grant Bargain Sale Deed recorded September 13, 2010, as Document No. 770348.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.



BRENT W. KNITTEL
Grantor



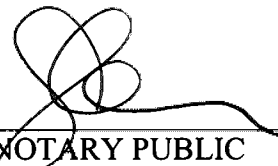
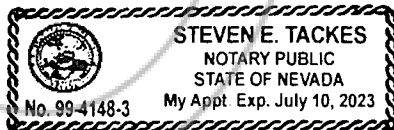
CHRISTINA ROHALL KNITTEL
Grantor

ACKNOWLEDGMENT

STATE OF NEVADA }
CARSON CITY } ss.

On this 1st day of July, 2020, before me, the undersigned, a Notary Public, personally appeared BRENT W. KNITTEL and CHRISTINA ROHALL KNITTEL known to me to be the persons described herein, who executed the foregoing Grant, Bargain and Sale Deed as Grantors, and acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC (SEAL)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-22-002-052
- 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
- Other _____

| | |
|-------------------------------------|-------------|
| FOR RECORDER'S OPTIONAL USE ONLY | |
| Book: _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: <u>5/17/21 Trust Ok~A.B.</u> | |

3. Total Value/Sales Price of Property

\$ 0.00
 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 7 _____
- b. Explain Reason for Exemption: transfer without consideration to or from a trust

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] Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: Brent W. Knittel and Christina Rohall Knittel
Trustees, BWKCRK Family Trust
 Address: P.O. Box 3082
 City: Stateline
 State: NV Zip: 89449

Print Name: Brent Knittel and Christina Knittel, Managers/
Members, BCWC Investments, LLC, Series I
 Address: P.O. Box 871
 City: Genoa
 State: NV Zip: 89411

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

Print Name: Kaempfer Crowell Law Firm Escrow #: _____
 Address: 510 West Fourth St.
 City: Carson City State: NV Zip: 89703