DOUGLAS COUNTY, NV

2021-967595

RPTT:\$0.00 Rec:\$40.00 \$40.00

Pgs=3

05/17/2021 03:03 PM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E09

This document does not contain a social security number.

APN: 1320-04-001-018

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

MAIL TAX STATEMENT TO:

MNH PROPERTIES, LLC NANCY L. HENKER, Manager 2557 Hwy 208 Wellington, NV 89444

RPTT: \$0.00 Exempt (9)

Exempt (9): A transfer of title to a corporation or other business organization when the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

MARK S. HENKER and NANCY L. HENKER, Trustees of the HENKER FAMILY TRUST AGREEMENT dated September 30, 1997,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

MNH PROPERTIES, LLC.

Grantee is a limited-liability company organized under the laws of the State of Nevada.

ALL that real property situated in the County of Dougles, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

Grantee is a limited-liability company organized under the laws of the State of Nevada.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 13th day of May, 2021.

MARKS HENKER Trustee

Kingo. Hanker 17

NANCY L. HENKER, Trustee

STATE OF NEVADA

) }ss:

COUNTY OF WASHOE

This instrument was acknowledged before me, this 13th day of May, 2021, by MARK S. HENKER and NANCY L. HENKER.

Notary Public

GERALD M. DORN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 20-0701-02 - Expires April 2, 2024

EXHIBIT "A"

Legal Description:

Parcel 1:

Lot 4 in Block C as shown on the Official Map of Carson Valley Business Park Phase 1, recorded in the office of the Douglas County Recorder, State of Nevada, on September 21, 1993, in Book 993, at Page 3579, as File No. 318019, Official Records.

Parcel 2:

Non-exclusive easements for ingress and egress as an appurtenance of Parcel 1 above, as described in Quitclaim Grant of Easement recorded on March 17, 1981 in Book 381, at Page 1302 as Document No. 54436 and in Book 381, at Page 1304 as Document No. 54437 and those Easements for ingress and egress as shown on Division of Land Map recorded November 29, 1978 as Document No. 27700 and on Record of Survey Map recorded on January 27, 1983, as Document No. 75477, Official Records.

APN: 1320-04-001-018

Property Address: 2554 Business Parkway, Minden, NV 89423

STATE OF NEVADA	
DECLARATION OF VALUE	
 Assessor Parcel Number(s) 	
a) 1320-04-001-018	^
b)	
c)d)	
u)	\ \
2. Type of Property:	\ \
N T TY	\ \
· · · · · · · · · · · · · · · · · · ·	Res.
	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOKPAGE
g) Agricultural h) Mobile Home	NOTES: Opeating Agmt OK - JS
i) L Other	Opealing Agrill OK - JS
2 T. IV. 1 70 1 5	
3. Total Value/Sales Price of Property:	s
Deed in Lieu of Foreclosure Only (value of propert Transfer Tax Value:	
Real Property Transfer Tax Due:	\$ 0.00 \$ 0.00
	0.00
4. <u>If Exemption Claimed:</u>	
a. Transfer Tax Exemption per NRS 375.090	9, Section #9
b. Explain Reason for Exemption: A transfe	er of title to or from a business entity
of which grantor is 100% owner.	
5. Partial Interest: Percentage being transferred:	400.00
randi merest. Telechtage being transferred:	100 %
The undersigned declares and acknowledges, under	r penalty of perjury, pursuant to NRS 375.060 and NRS
o 15.110, mat the internation provided is correct to	The best of their information and halfaf and a
supported by documentation it called upon to subst	antiate the information provided bearing room
parties agree that disaffowance of any claimed exer	uption of other determination of additional to the
result in a penalty of 10% of the tax due plus intere	st at 1% per month.
\ \	
arsuant to 1483 575.050, the Buyer and Seller shall be jo	ointly and severally liable for any additional amount owed.
Signature Mark 5. Henker	CapacityGrantor
$\langle A \rangle$	
Signature_ /on cy Z. Thenker	Capacity Grantor
SELLED (CDANITOD) INFORMATION	
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION
MARK S. HENKER, Trustee	(REQUIRED)
Print Name: NANCY L. HENKER, Trustee	MNH PROPERTIES, LLC Print Name:
Address: 1162 Chaparral Court	Address: 2557 Hwy 208
City: Minden	City: Wellington
State: NV Zip: 89423	State: NV Zip: 89444
COMPANY/PERSON DEGLESTING REGORDING	
<u>COMPANY/PERSON REQUESTING RECORDING</u> (required if not the seller or buyer)	
Print Name: Anderson, Dorn & Rader, Ltd.	Egovoyy #
Address: 500 Damonte Ranch Pkwy, Suite 860	Escrow #
City: Reno State: N	
	V Zip: 89521 MAY BE RECORDED/MICROFILMED)