

APN: 1220-21-810-069
RECORDING REQUESTED BY:
Incline Law Group, LLP
264 Village Blvd., #104
Incline Village, NV 89451

AFTER RECORDING RETURN TO and SEND
TAX STATEMENTS TO:
Pine Nut Holdings 1, LLC
3585 Blue Jay Court
Reno, NV 89509

Affirmation Statement: 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)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That LISA G. POHLL and GREGORY M. POHLL, Trustees
of THE POHLL FAMILY TRUST, for valuable consideration, receipt of which is hereby
acknowledged, does hereby Grant, Bargain, Sell and Convey to PINE NUT HOLDINGS 1, LLC, a
Nevada series limited liability company, all of Grantor's right, title, and interest in that real property
situated in the County of Douglas, State of Nevada, particularly described as follows:

LOT 22, AS SHOWN ON THE MAP OF GARDNERVILLE
RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF DOUGLAS
COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374,
PAGE 676, AS FILE NO. 72456.

(This legal description was previously recorded in the Official
Records of Douglas County, State of Nevada, on September 5,
2019, as Document No. 934783)

TOGETHER with all and singular the tenements, hereditament and appurtenances thereunto
belonging or in any way appertaining.

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[SIGNATURES ON FOLLOWING PAGE]

Grantor:

THE POHLL FAMILY TRUST

LISA G. POHLL, Trustee

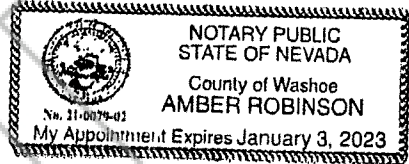
GREGORY M. POHLL, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF Washoe)

This instrument was acknowledged before me on May 21, 2021, by Lisa G. Pohll as Trustee of The Pohll Family Trust.

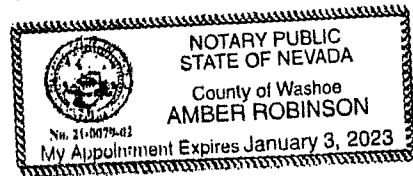
Signature  (Seal)

STATE OF NEVADA)
) ss.
COUNTY OF Washoe)



This instrument was acknowledged before me on May 21, 2021, by Gregory M. Pohll as Trustee of The Pohll Family Trust.

Signature  (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-810-069
 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
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES 5/25/21 Operating Agr. Ok~A.B.

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$ \$0.00
 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: A transfer of real property to an LLC where the person transferring the property owns 100% of the LLC to which the transfer is made

5. Partial Interest: Percentage being transferred: 100.0%

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 Gregory M. Pohl Capacity Grantor

Signature Gregory M. Pohl Capacity Grantee

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

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

Print Name: The Pohl Family Trust
 Address: 3585 Blue Jay Court
 City: Reno
 State: NV Zip: 89509

Print Name: Pine Nut Holdings 1, LLC
 Address: 3585 Blue Jay Court
 City: Reno
 State: Reno Zip: 89509

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

Print Name: Incline Law Group, LLC Escrow # n/a
 Address: 264 Village Blvd., #104
 City: Incline Village State: NV Zip: 89451

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