

DOUGLAS COUNTY, NV **2021-968394**  
RPTT:\$7800.00 Rec:\$40.00  
\$7,840.00 Pgs=3 **06/01/2021 02:30 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-03-310-045
<b>R.P.T.T.</b>	\$7,800.00
<b>File No.:</b>	1175862 WLD
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Red Barn Enterprises, LLC, a Nevada limited liability company	
<i>1362 US Hwy 395 N, Ste 102-421</i>	
<i>Gardnerville, NV 89410</i>	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Charles L. Kriss and Janice M. Kriss, Trustees of the Kriss Family Trust dated 5-25-2009** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Red Barn Enterprises, LLC, a Nevada limited liability company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: May 17, 2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Kriss Family Trust dated 5-25-2009

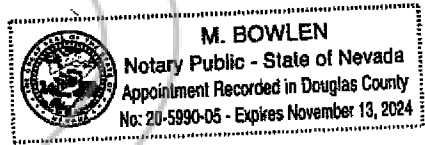
By: [Signature] Date: 5-24-21  
Charles L. Kriss, Trustee

By: [Signature] Date: 5/24/21  
Janice M. Kriss, Trustee

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 24 day of May, 2021  
By: Charles L. Kriss and Janice M. Kriss

Signature: [Signature]  
Notary Public



## EXHIBIT "A" LEGAL DESCRIPTION

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

A parcel of land lying within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southwest corner of Adjusted Parcel 3 as shown on the Record of Survey to Support a Boundary Line Adjustment for Herbig Properties Limited and Crestmore Village Apartments Limited Partnership, filed for record January 21, 1998 in the office of Recorder, County of Douglas, State of Nevada as Document No. 430887; thence along the Southerly line of said Adjusted Parcel 3, South 86°36'53" East, 22.59 feet to the POINT OF BEGINNING; thence North 54°00'27" East, 47.29 feet; thence South 86°36'53" East, 181.04 feet; thence South 33°36'41" East, 137.10 feet to the Easterly corner of Parcel 1 as shown on the amended Parcel Map for Wass, et al, filed for record April 26, 1990 in said office of Recorder as Document No. 224646; thence along the Southerly line of said Parcel 1, South 56°23'19" West, 200.58 feet to a point on the Easterly right-of-way line of U.S. Highway 395; thence along said Easterly right-of-way line of U.S. Highway 395, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 5,040.00 feet, central angle of 02°29'39", arc length of 219.40 feet and chord bearing and distance of North 35°43'43" West, 219.38 feet; thence continuing along said Easterly right-of-way line of U.S. Highway 395, North 00°30'19" East, 30.03 feet to the POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment for the Gardnerville Water Company and The Kriss Family Trust dated May 25, 2009, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 8, 2019, as Document No. 2019-928789, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 8, 2019, as Document No. 2019-928788 of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-03-310-045  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 2,000,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 2,000,000.00  
 d. Real Property Transfer Tax Due                              \$ 7,800.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 M Bowen    Capacity Escrow Agent  
 Signature \_\_\_\_\_    Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Charles L. Kriss and Janice M. Kriss,  
 Trustees of the Kriss Family Trust  
 dated 5-25-2009  
 Address: 1740 Westwood Drive  
 City: Minden  
 State: NV                      Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Red Barn Enterprises, LLC, a  
 Nevada limited liability company  
 Address: 1362 US Hwy 395 N Ste 102-421  
 City: Gardnerville  
 State: NV                      Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1175862 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED