

A.P.N.: 1220-09-418-008
File No: 143-2625185 (mk)
R.P.T.T.: \$3,888.30

When Recorded Mail To: Mail Tax Statements To:
Mark D. McKinnon and Peggy R. McKinnon,
1023 Sun Crest Court
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

203 LLC., a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Mark D. McKinnon and Peggy R. McKinnon, as Co-trustees of the McKinnon Family Trust
dated December 13, 2000

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

**LOT 8, AS SHOWN ON FINAL MAP OF SUN CREST, ACCORDING TO THE MAP THEREOF,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA,
RECORDED ON AUGUST 08, 2018 AS DOCUMENT NO. 2018-917833 AND AMENDED BY
THAT CERTAIN CERTIFICATE OF AMENDMENTS RECORDED APRIL 20, 2020 AS
INSTRUMENT NO. 2020-944951.**

TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

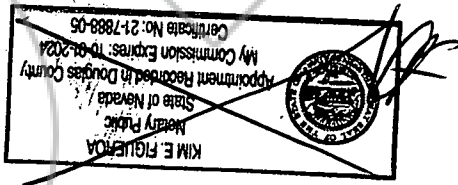
203 LLC., a Nevada limited liability company

By: [Signature]
Name: Randy Harris
Title: Manager

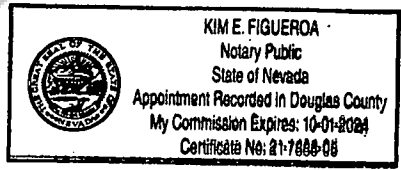
STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on June 10, 2021 by **Randy Harris, manager.**

[Signature]
Notary Public
(My commission expires: here later)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2625185.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-09-418-008
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$997,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$997,000.00
 d) Real Property Transfer Tax Due \$3,888.30

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
 Signature: [Signature]

Capacity: [Signature]
 Capacity: _____

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

Print Name: 203 LLC., a Nevada limited liability company
 Address: 1650 Hwy 395, Ste 203
 City: Minden
 State: NV Zip: 89423

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

Print Name: Mark D. McKinnon and Peggy R. McKinnon, as Co-trustees of the McKinnon Family Tr
 Address: 1023 Sun Crest Court
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: First American Title Insurance Company File Number: 143-2625185 mk/ mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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