

A.P.N.: 1220-11-001-076

When recorded return to:
JOEL LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
Carson City, NV 89703



KAREN ELLISON, RECORDER

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 1st day of October 2020, by John P. Kearney and Penny L. Kearney, as Trustees of The John and Penny Kearney Family Trust, as “GRANTOR”, and Trucker Enterprises, LLC, a Nevada limited liability company, as “GRANTEE”.

WITNESSETH:

That GRANTOR for good and valuable consideration delivered to it by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged does hereby GRANT, BARGAIN and SELL to GRANTEE the real property situate in Douglas County, State of Nevada, described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”);

TOGETHER WITH all rights, entitlements, privileges, easements, tenements, hereditaments and appurtenances to the Property, and any reversions, remainders, rents, issues or profits thereof;

SUBJECT TO (i) general and special taxes for the current fiscal tax year not yet

due and payable and (ii) all matters of record.

IN WITNESS WHEREOF, this Grant, Bargain and Sale Deed is executed as of the date of notarization of the signature immediately set forth below, but to be effective as the 1st day of October, 2020.

The John and Penny Kearney Family Trust

[Handwritten signature of John P. Kearney]

John P. Kearney, Trustee

[Handwritten signature of Penny L. Kearney]

Penny L. Kearney, Trustee

STATE OF NEVADA)

County of Clark)

On this 25 day of March, 2020, personally appeared before me, a Notary Public, John P. Kearney, whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the foregoing document.

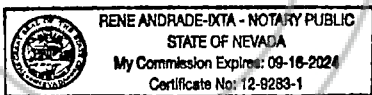


[Handwritten signature of Rene Andrade-Dita]
Notary Public

STATE OF NEVADA)

County of Clark)

On this 25 day of March, 2021, personally appeared before me, a Notary Public, Penny L. Kearney, whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the foregoing document.

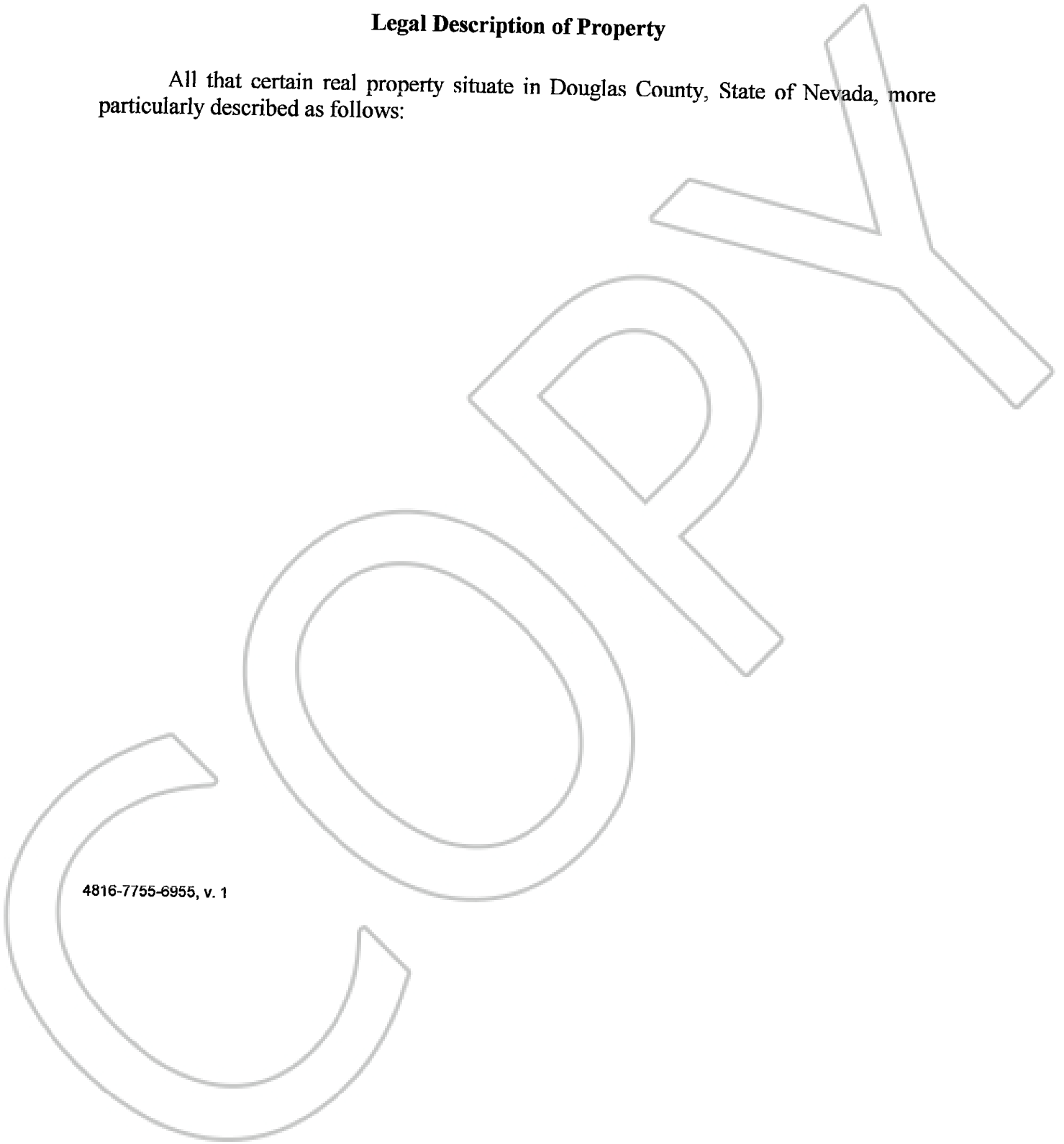


[Handwritten signature of Rene Andrade-Dita]
Notary Public

EXHIBIT "A"

Legal Description of Property

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



4816-7755-6955, v. 1

2921-001
02/08/2021

**DESCRIPTION
ADJUSTED PARCEL 20
(A.P.N. 1220-11-001-076)**

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

A parcel of land being a portion of Section 11, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northwest corner of Lot 20 as shown on the Record of Survey #1 for Old Sawmill Industrial Park, LLC filed for record May 20, 2009 in the office of Recorder, Douglas County, Nevada as Document No. 743581, said point falling on the southerly right-of-way line of Timber Court;

thence along said southerly right-of-way line of Timber Court, South 89°06'42" East, 141.14 feet;

thence along the arc of a curve to the right, having a radius of 15.00 feet, central angle of 90°10'40" and arc length of 23.61 feet to a point on the westerly right-of-way line of Sawmill Road;

thence along said westerly right-of-way line of Sawmill Road, South 01°03'58" West, 567.25 feet;

thence North 89°11'19" West, 292.00 feet;

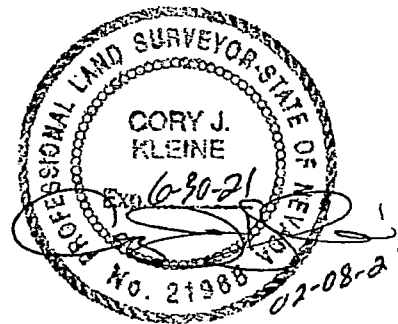
thence North 01°03'58" East, 300.00 feet to a point on the southerly boundary of Parcel 1 as shown on the Final Industrial Subdivision Map for Old Sawmill Industrial Park, LLC filed for record May 15, 2009 in said office of Recorder as Document No. 743278;

thence along said southerly boundary of Parcel 1, South 89°11'19" East, 137.01 feet to the southwest corner of said Lot 20;

thence along the west line of said Lot 20, North 00°49'27" East, 282.50 feet to the **POINT OF BEGINNING**, containing 3.02 acres, more or less.

The Basis of Bearing for this description is South 89°11'19" East, the south line of Parcel 1 as shown on the Final Industrial Subdivision Map for Old Sawmill Industrial Park, LLC filed for record May 15, 2009 in said office of Recorder as Document No. 743278.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
a) 1220-11-001-076
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: _____

- 3. Total Value/Sales Price of Property: \$ \$150k
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 1564.50
585.- ✓

~~150k~~
150 x .35
52,500
x .0298
1564.50

- 4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # _____
b. Explain Reason for Exemption: _____

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 _____ Capacity _____ Agent

Signature _____ Capacity _____ Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: The John and Penny Kearney Family Trust
Address: 1749 Timber Court
City: Gardnerville
State: NV Zip: 89410

Print Name: Trucker Enterprises, LLC
Address: 1749 Timber Court
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Allison MacKenzie, Ltd. Escrow # _____

Address: 402 N. Division St. _____

City: Carson City State: NV Zip: 89703

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