

APN: 1220-28-000-05005

RETURN RECORDED DEED TO:

JOAN C. WRIGHT, ESQ.
Allison MacKenzie, Ltd.
402 N. Division Street
Carson City, NV 89703



KAREN ELLISON, RECORDER E04

MAIL TAX STATEMENTS TO:

RANCHO SIERRA GROUP, LLC
3860 GS Richards Blvd.
Carson City, NV 89703
RPTT: EXEMPT

The parties executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 17 day of SEPTEMBER, 2021, by and between J. WARNER GRISWOLD, as Trustee of THE JOHN WARNER GRISWOLD FAMILY TRUST, as to an undivided 2.32558% interest, hereinafter referred to as "GRANTOR," and RANCHO SIERRA GROUP, LLC, a Nevada limited liability company, hereinafter referred to as "GRANTEE,"

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the GRANTEE, and to its successors and assigns forever, all right, title and interest in and to that certain real property situated in Douglas County, state of Nevada, and more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

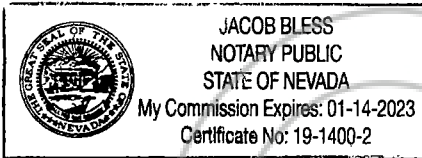
THE JOHN WARNER GRISWOLD FAMILY TRUST

By:

J. Warner Griswold
J. WARNER GRISWOLD, Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On SEPTEMBER 17TH, 2021, personally appeared before me, a notary public, J. WARNER GRISWOLD, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is a Trustee of THE JOHN WARNER GRISWOLD FAMILY TRUST, and who further acknowledged to me that he executed the foregoing on behalf of said Trust.



Jacob Bless
NOTARY PUBLIC

EXHIBIT "A"

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

Township 13 North, Range 20 East, M.D. B & M, Section 28, West ½ of the Northeast ¼.

(Pursuant to NRS 111.312, this legal description was previously recorded on November 2, 2015, as Document Number 2015-872092, Official Records of Douglas County, Nevada.)

4829-9046-7577, v. 1

A handwritten signature in black ink, appearing to be the initials 'JH' or similar, located in the bottom right corner of the page.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-28-000-05 025
 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: _____	
OK per KE	

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 # 4
 b. Explain Reason for Exemption: Transfer between tenants in common

5. Partial Interest: Percentage being transferred: 2.32588%

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 J. Warner Grisold Capacity _____ Grantor
 Signature _____ Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 J. Warner Grisold, Trustee
 Print Name: John Warner Grisold Family Trust
 Address: 3860 GS Richards Blvd.
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Randal S. Kuckenmeister, Manager
 Print Name: Rancho Sierra Group, LLC
 Address: 3860 GS Richards Blvd.
 City: Carson City
 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Allison MacKenzie, Ltd. Escrow # _____
 Address: 402 N. Division Street
 City: Carson City State: NV Zip: 89703