

A.P.N.: 1320-33-815-026
File No: 143-2635924 (et)
R.P.T.T.: \$2,028.00

When Recorded Mail To: Mail Tax Statements To:
Gregory P. Magnan and Julia D. Magnan
1465 Harvest Ave
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Sandberg Family LLC, a Nevada Limited Liability Company

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

Gregory P. Magnan and Julia D. Magnan, husband and wife as joint tenants

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

LOT 5, IN BLOCK A, AS SHOWN ON THE FINAL SUBDIVISION MAP NO. 1006-10 OF CHICHESTER ESTATES PHASE 10, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 25, 2002, IN BOOK 0402, PAGE 7623, AS DOCUMENT NO. 540511.

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.

Sandberg Family LLC, a Nevada limited liability company

By: The Sandberg Family Trust, its Member



By: Paul E. Sandberg, Successor Trustee

By: The Sandberg Revocable Trust, its Member




By: Paul E. Sandberg, Trustee



By: Renae Sandberg, Trustees

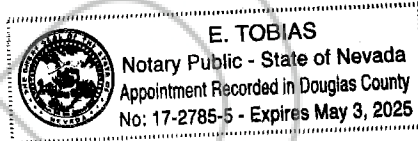
STATE OF **NEVADA**)
 : **SS.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 10-1-2021 by
Paul E. Sandberg and Renae Sandberg, as Trustees.



Notary Public

(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2635924.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-33-815-026
 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: \$520,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$520,000.00
 d) Real Property Transfer Tax Due \$2,028.00

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: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: Sandberg Family LLC
 Address: PO Box 2837
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Gregory P. Magnan and
Julia D. Magnan
 Address: 1465 Harvest Ave
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: First American Title Insurance
Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2635924 et/ et
 State: NV Zip: 89423

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