

A.P.N.: 1420-08-310-005
File No: 143-2637626 (et)
R.P.T.T.: \$1,501.50

When Recorded Mail To: Mail Tax Statements To:
Onesix LLC
PO Box 2128
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Gary B. Goodrich and Alice K. Woo, Husband and wife as joint tenants

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

Onesix LLC, a Nevada limited liability company

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

LOT 12, IN BLOCK C, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS II PHASE 2, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 3, 1994, IN BOOK 394, PAGE 568, AS DOCUMENT NO. 331447.

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.

This document was executed
in counter-part and
shall be deemed as one.

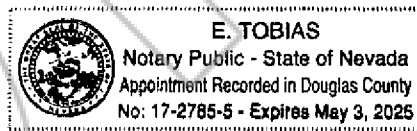
Gary B. Goodrich
Gary B. Goodrich

Alice K. Woo

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

This instrument was acknowledged before me on 10.13.2021 by
Gary B. Goodrich and Alice K. Woo.

E. Tobias
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2637626.

Gary B. Goodrich

Alice K. Woo
Alice K. Woo

10/12/2021

AKW

10/13/2021

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

This instrument was acknowledged before me on _____ by
Gary B. Goodrich and Alice K. Woo.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2637626.

PLEASE SEE ATTACHED
ACKNOWLEDGEMENT
FROM NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)

On October 13, 2021 before me, - Neelema Tandon, -Notary Public -

Date Here Insert Name and Title of the Officer

personally appeared - ALICE K WOOD -

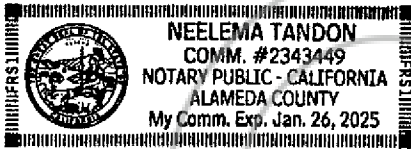
Name(s) of Signer(s)

N/A

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Neelema Tandon*
Signature of Notary Public

Place Notary Seal Above

APN: 1420-08-310-005

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document GRANT, BARGAIN

Title or Type of Document: AND SALE DEED Document Date: 10/13/2021

Number of Pages: 3 Signer(s) Other Than Named Above: - N/A -

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-08-310-005
 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: \$385,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$385,000.00
 d) Real Property Transfer Tax Due -\$1,501.50

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)**

Gary B. Goodrich and Alice K.
 Print Name: Woo
 Address: 4600 Oakdale St
 City: Union City
 State: CA Zip: 94587

Print Name: Onesix LLC
 Address: PO Box 2128
 City: Minden
 State: NV Zip: 89423

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

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

File Number: 143-2637626 et/ et
 State: NV Zip: 89423

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