

APN: 1220-10-301-004

RPTT: \$4,095.00

Escrow No. 2113163-B

When Recorded Return to:

Dustin Cinciala and Amy Cinciala

**1415 Glenwood Drive
Gardnerville, NV 89460**

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That North Muddy, LLC, a Nevada limited liability company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Dustin Cinciala and Amy Cinciala, husband and wife, as joint tenants

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

See Exhibit "A" attached hereto and made a part hereof.

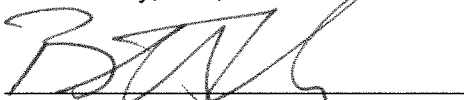
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2113163
Page Two

Witness my hand(s) this 1 day of Oct, 2021.

North Muddy, LLC, a Nevada limited liability company


By: Brett Nelson
Its Manager

STATE OF Nevada
COUNTY OF Washoe

This instrument was acknowledged before me on this 1st day of October, 2021 by Brett Nelson as Manager for North Muddy, LLC, a Nevada limited liability company***

NOTARY PUBLIC

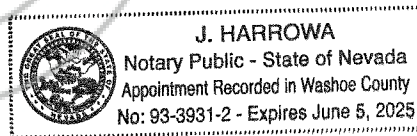


Exhibit "A"

PARCEL 1:

All that portion of the Southwest quarter of Section 10, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

COMMENCING at the Section corner common to Sections 9, 10, 15, and 16, township 12 North, Range 20 East, M.D.B.&M.; thence North 0°15' West, 1,415.80 feet; thence South 81°55' East a distance of 368.00 feet; thence North 14°25' West, a distance of 667.63 feet to the True Point of Commencement, thence from the true point of commencement along the Westerly boundary of the parcel of land conveyed to James D. Owen, et ux, by deed recorded June 10, 1965, in Book 32 of Official Records, at Page 129, as Document No. 28454, North 14°25'00" West, a distance of 277.12 feet; thence leaving said Westerly boundary, and along the Southerly and Westerly boundary of a ditch, the following courses and distances; North 39°20'22" East 97.79 feet; North 51°10'15" East 88.21 feet; South 74°26'38" East, 186.37 feet; South 34°00'00" East 74.29 feet; South 21°27'06" East 101.68 feet; South 35°00'13" East 84.40 feet; thence leaving the Westerly line of said ditch, South 36°52'47" West 44.66 feet to a point on the Southerly line of the parcel of land conveyed to Owen, above referenced, thence along said Southerly boundary said Owen parcel; North 85°55'09" West a distance of 210.00 feet; and South 57°15'51" West a distance of 167.25 feet to the True Point of Commencement.

The above described parcel of land also being known as Parcel "A" shown on the Record of Survey filed December 31, 1968, in the office of the County Recorder of Douglas County, State of Nevada, as Document No 43300.

PARCEL 2:

TOGETHER WITH a right of way for road and utility purposes, over a strip of land lying 30 feet Northwesterly of, parallel and contiguous to the following described line:

Commencing at the Northwest corner of Lot 22, as shown on the Official Map of Country Club Estates, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 17, 1967, running thence from the point of commencement, South 34°21'14" West 40 feet; thence South 05°38'46" West 68 feet more or less to a point on the Northerly boundary line of the Parcel of Land first hereinabove described.

The above legal description appeared previously in that certain Document recorded on September 17, 2004, as Document No. 624419, of Official Records, pursuant to NRS Section 6. NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-10-301-004
 b.
 c.
 d.

2. Type of Property
- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2 – 4 Plex |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| i. <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$1,050,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____)
c. Transfer Tax Value	\$1,050,000.00
d. Real Property Transfer Tax Due	\$4,095.00

4. If Exempt 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: *GS as agent for* Capacity: *Grantor/Grantee*

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: North Muddy, LLC, a Nevada limited liability company

Address: 6770 S McCarran Blvd
 City: Reno
 State: Nevada Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dustin Cinciala

Address: 1415 Glenwood Drive
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: **Toiyabe Title** File Number: 2113163-B

Address: **6774 S McCarran Blvd #102** State: **Nevada** Zip: **89509**

City: **Reno**

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