

DOUGLAS COUNTY, NV **2021-978981**  
RPTT:\$3900.00 Rec:\$40.00  
\$3,940.00 Pgs=4 **12/28/2021 02:59 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-04-501-004
<b>R.P.T.T.</b>	\$3,900.00
<b>File No.:</b>	1333416 KB
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
G & H Reno Properties LLC, a Nevada limited liability company	
2885 Northtowne Lane	
Reno, NV 89512	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**SOS Family LLC, an Oregon limited liability company**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**G & H Reno Properties LLC, a Nevada limited liability company**

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

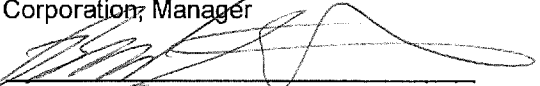
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 22, 2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

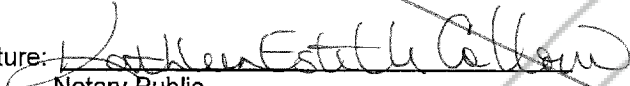
SOS Family LLC, an Oregon limited liability company

By: DOB, Inc., an Oregon sub-chapter S Corporation, Manager

By:   
Brad Staub, President  
aka Bradley W. Staub

State of Oregon )  
County of Klamath ) ss

This instrument was acknowledged before me on the 22nd day of December, 2021  
By: as of Brad Staub.

Signature:   
Notary Public  
Klamath Falls, OR  
My Commission Expires: May 19, 2023

See attached jurat

Jurat

State of OREGON

County of Klamath

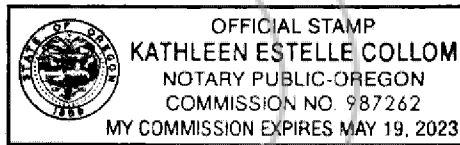
Signed and sworn to (or affirmed) before me on (date) December 22<sup>nd</sup>, 20 21

by (name(s) of individuals making statement) Brad Staub

Kathleen Estelle Colлом

Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 2 of a Grant, Bargain, Sale Deed (title or type of document), dated December 22<sup>nd</sup>, 20 21, consisting of 3 pages.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Being a portion of the Northeast ¼ of Section 4, Township 12 North, Range 20 East, M. D. B. & M., described as follows:

Commencing at the Southeast corner of Lot 39, as shown on the map of CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on July 19, 1965; thence North 89°46'07" East, a distance of 30.00 feet; thence South 38°54'53" West, a distance of 715.12 feet to a point on the Northeasterly right of way line of U. S. Highway 395; thence along said right of way line North 51°04' West, a distance of 30.00 feet to the True Point of Beginning; thence continuing along the Northeasterly right of way line of said U. S. Highway 395, North 51°04' West, a distance of 135.00 feet; thence North 38° 54'53" East 100.00 feet; thence South 51°04' East, 135.00 feet; thence South 38°54' 53" West, a distance of 100.00 feet to the Point of Beginning.

**PARCEL 2:**

A Non-Exclusive Easement for roadway purposes that is described as follows:

Commencing at the most Southerly corner of the herein above conveyed parcel; thence North 38° 54'53" East, along the Easterly line of said parcel, a distance of 135.00 feet to the most Easterly corner thereof; thence South 51° 04" East 30.00 feet; thence South 38°54'53" West, a distance of 135.00 feet to a point on the Northeasterly right of way line of U. S. Highway 395; thence along the right of way line North 51° 04" West, a distance of 30.00 feet to the Point of Beginning.

The above legal description appeared previously in that certain Document recorded April 26, 2019, as Document No. 2019-928324, of Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 1220-04-501-004

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
  - a) 1220-04-501-004
  - 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'/Ind'l
  - g.  Agricultural
  - h.  Mobile Home
  - Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property \$ 999,999.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ 999,999.00
- d. Real Property Transfer Tax Due \$ 3,900.00
4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption per NRS 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 \_\_\_\_\_ Capacity Grantor

Signature Nell Mob Capacity Grantee

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

Print Name: SOS Family LLC, an Oregon limited liability company  
Address: 1301 Esplanade Ave  
City: Klamath Falls  
State: OR Zip: 97601

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

Print Name: G & H Reno Properties LLC, a Nevada limited liability company  
Address: 2885 Northtowne Lane  
City: Reno  
State: NV Zip: 89512

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

Print Name: Stewart Title Company Escrow # 1333416 KB  
Address: 540 W Plumb Ln, Ste 100  
City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED