

DOUGLAS COUNTY, NV **2022-979533**
RPTT:\$15022.80 Rec:\$40.00
\$15,062.80 Pgs=3 **01/07/2022 01:36 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-06-602-026
R.P.T.T.: \$15,022.80
Escrow No.: 21020291-COM
Title No.:
When Recorded Return To:
Wible Partners, a California general
partnership
Attn: Marianne Ekegren, PO BOX 45001
Bakersfield, CA 93384-5001

Mail Tax Statements to:
Wible Partners, a California general
partnership
Attn: Marianne Ekegren, PO BOX 45001
Bakersfield, CA 93384-5001

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Twisted Tree Properties, LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

Wible Partners, a California general partnership

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 21 day of DECEMBER, 2021.

Twisted Tree Properties, LLC, a Nevada Limited Liability Company

BY: [Signature]
Thomas D. Gundersen
Managing Member

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 21st day of December, 2021, by Thomas D. Gundersen as Managing Member of Twisted Tree Properties, LLC, a Nevada Limited Liability Company.

[Signature]
Notary Public

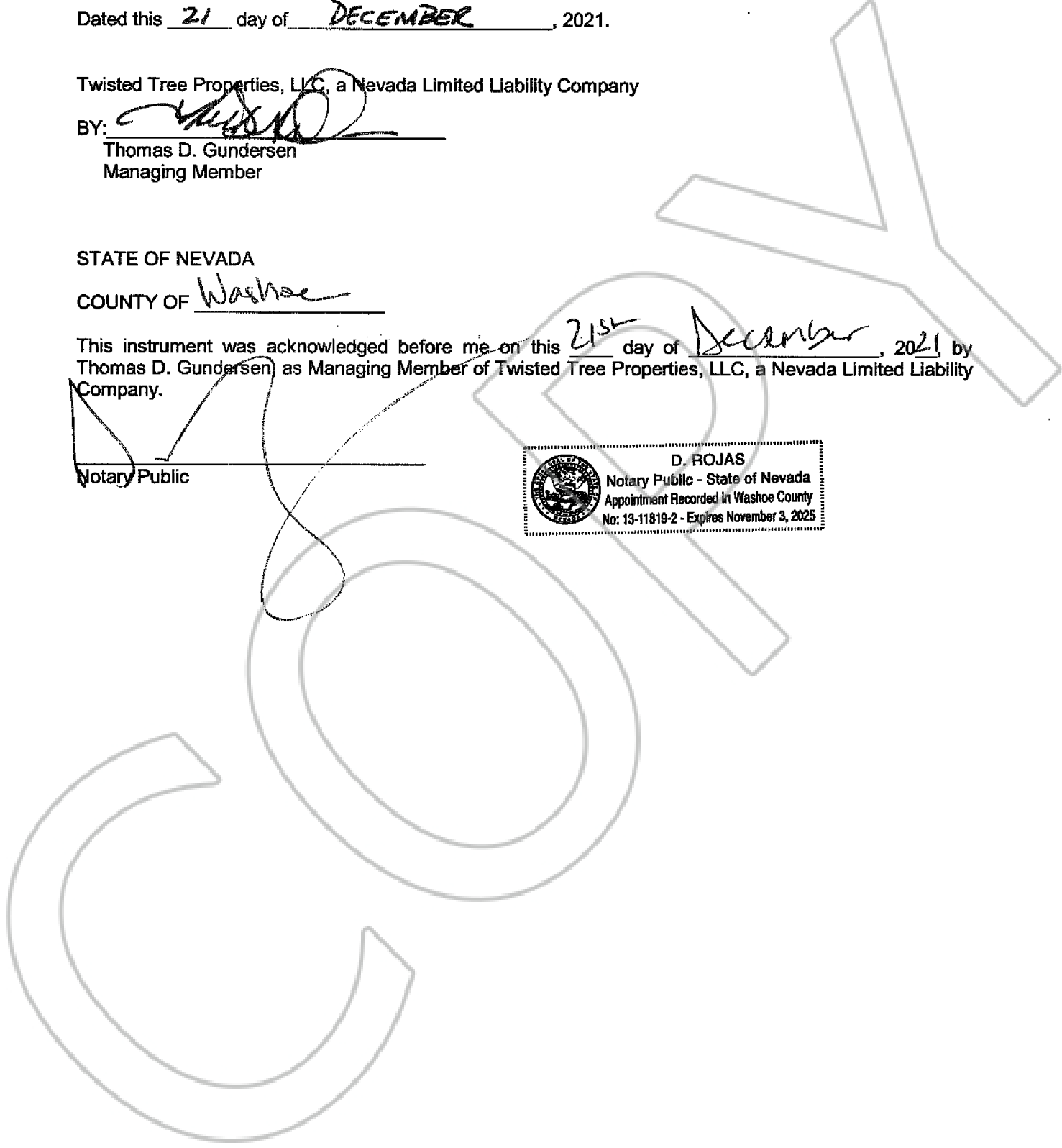
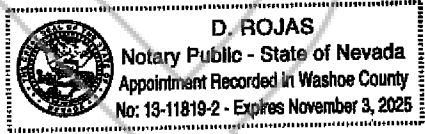


EXHIBIT A

Parcel No. 1:

A parcel of land situate within the South half of the Northeast quarter of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:
Beginning at a point from which the center section of said Section 6 bears South 35° 56' 47" West a distance of 1433.63 feet;

Thence North 00° 43' 50" West a distance of 45.00 feet;
Thence South 89° 16' 10" West a distance of 20.35 feet;
Thence North 00° 43' 50" West a distance of 40.29 feet;
Thence North 89° 16' 10" East a distance of 129.74 feet;
Thence South 00° 43' 50" East a distance of 85.29 feet;
Thence South 89° 16' 10" West a distance of 109.37 feet to the Point of Beginning.

The above described land is also designated as Parcel 1 on the Record of Survey for AIG Baker, Carson Valley, LLC, filed September 17, 2003, File no. 590198.

The above metes and bounds description appeared previously in that certain document recorded September 17, 2003 in Book 903, Page 8768 as Document No. 590199 of Official Records.

Parcel No. 2:

Easement for access as recorded in Owners Agreement recorded April 3, 2003 in Book 403, Page 1467 as Document No. 572305.

Also those easements for access as set forth in an Agreement of Covenants, Conditions and Restrictions and Grant of Easements dated September 17, 2003, recorded September 26, 2003, in Book 0903, Page 15219, as Document No. 591480.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 28, 2004, in Book 0504, Page 15713 as Document No. 614705 of Official Records.

Assessor's Parcel No.: 1420-06-602-026

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-06-602-026
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: Commercial

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$3,852,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$3,852,000.00
 d. Real Property Transfer Tax Due: \$15,022.80

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Twisted Tree Properties, LLC, a Nevada Limited Liability Company
 Address: Attn Tom Gundersen, 980 Caughlin Crossing Ste 102
 City: Reno
 State: NV Zip: 89519

Print Name: Wible Partners, a California general partnership
 Address: Attn: Marianne Ekegren, PO BOX 45001
 City: Bakersfield
 State: California Zip: 93384-5001

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21020291-COM
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED