

A.P.N. No.:	1220-03-410-015
R.P.T.T.	
File No.:	
Recording Requested By:	
	Thomas Tran and Laurill Tran
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
T&L Properties LLC	
	<i>39 Wellington Cutoff</i>
	<i>Wellington, NV 89444</i>



KAREN ELLISON, RECORDER E09

GRANT, BARGAIN, SALE DEED


THIS INDENTURE WITNESSETH: That **Thomas Tran and Laurill Tran, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **T&L 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:

Parcel 1, as shown on PARCEL MAP DP 20-0113 FOR THOMAS TRAN, LAURILL TRAN RICK NUZUM, recorded in the office of the Douglas County Recorder on February 17, 2022, as File No. 2022-981336, Official Records.

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: 4-22-2022

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




Thomas Tran



Laurill Tran

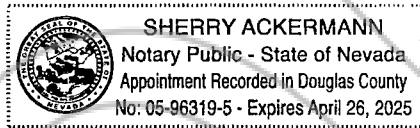
State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 22 day of April, 2022
By: Thomas Tran and Laurill Tran

Signature: 

Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-03-410-015
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: RE - Op Agmt

3. a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 9
 b. Explain Reason for Exemption: Transfer to LLC Grantor's own 100% percent of LLC

5. Partial Interest: Percentage being transferred: 100%

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 Laurill Tran Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Thomas Tran and Laurill Tran
 Address: 39 Wellington Cutoff
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: T&L Properties LLC
 Address: 39 Wellington Cutoff
 City: Wellington
 State: NV Zip: 89444

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED