

A.P.N.: 1419-14-001-031 &
1419-14-001-032



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:
Freedom Ranch
Po Box 121
Zephyr Cove, NV 89448

WHEN RECORDED MAIL DOCUMENT TO;
SAME AS ABOVE

MAIL TAX BILL TO:
SAME AS ABOVE

Transfer Tax Due: \$1306.50

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Freedom Ranch, LLC, Rafal Bogowolski, Managing Member, Brett Yochheim, Managing
Member, Bart Yochheim, Managing Member

do(es) hereby GRANT, BARGAIN and SELL to Rafal Bogowolski, as a single man

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Dated: 5-4-22

Freedom Ranch, LLC

Rafal Bogowolski, Managing Member

Brett Yochheim, Managing Member

See Attached Notary Certificate


Bart Yochheim, Managing Member

State of Nevada)
)ss
County of Douglas)

On May 4, 2022, before me, Kathleen Lippiatt, a Notary Public, Rafał Bogowolski personally appeared personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Kathleen Lippiatt [seal]



State of Nevada)
)ss
County of Douglas)

On May 4, 2022, before me, Kathleen Lippiatt, a Notary Public, Bart Yochheim personally appeared personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Kathleen Lippiatt [seal]



State of Nevada)
)ss
County of Douglas)

On May 4, 2022, before me, Kathleen Lippiatt, a Notary Public, Brett Yochheim personally appeared personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

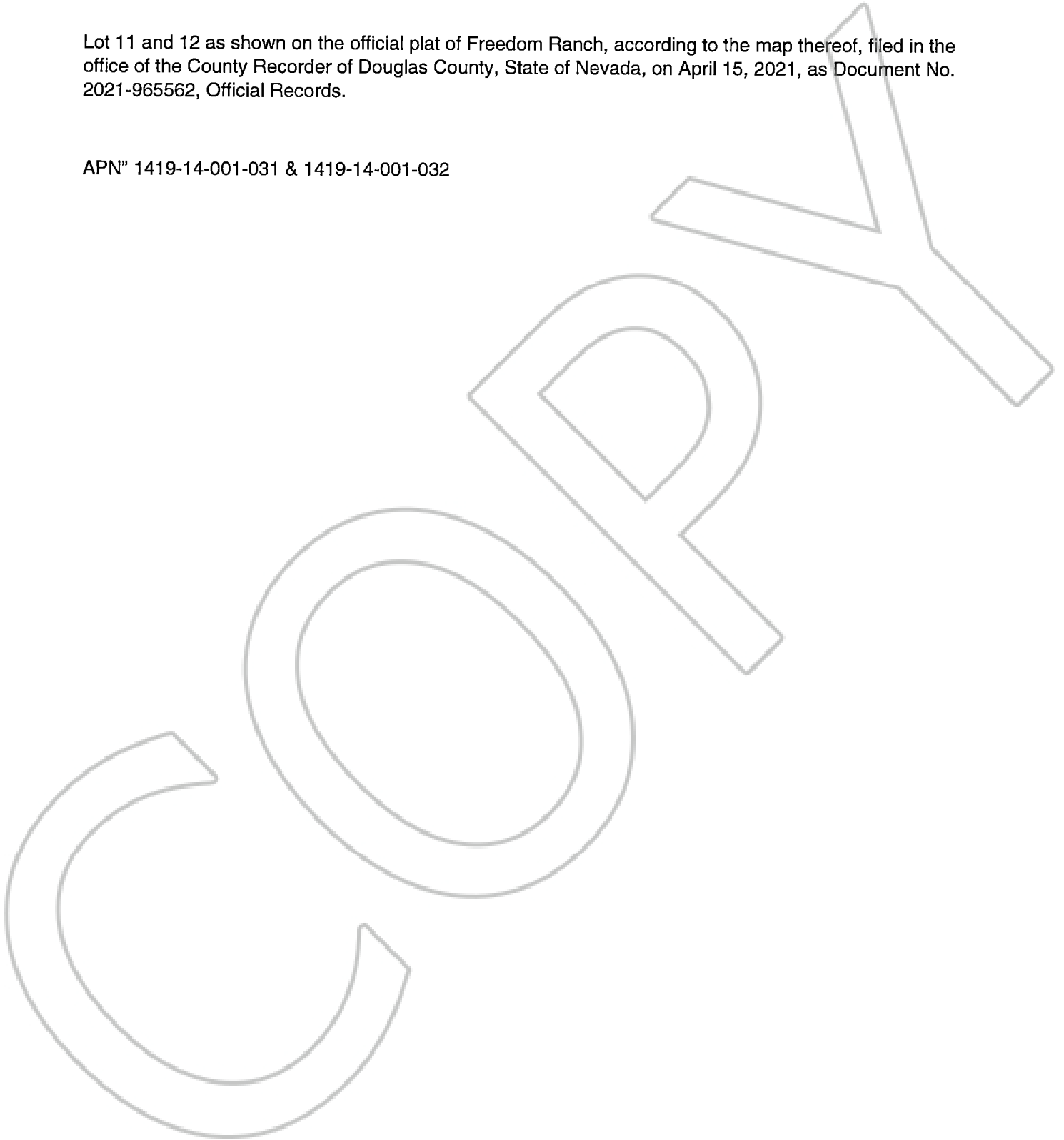
Signature: Kathleen Lippiatt [seal]



Exhibit "A"

Lot 11 and 12 as shown on the official plat of Freedom Ranch, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 15, 2021, as Document No. 2021-965562, Official Records.

APN" 1419-14-001-031 & 1419-14-001-032



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-14-001-031
 b) 1419-14-001-032
 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 ONLY | |
|---------------------------------|------------|
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: _____ | |
| NOTES: _____ | |

3. Total Value/Sales Price of Property: \$ 335,000.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 1,306.50

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 %

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] Capacity GRANTOR Agent

Signature _____ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Freedom Ranch
 Print Name: _____
 Address: PO Box 121
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Rafal Bogowolski
 Print Name: _____
 Address: PO Box 121
 City: Zephyr Cove
 State: nv Zip: 89448

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

Print Name: STEVE'S DEEDS Escrow # Freedom Ranch
 Address: BOX 11506
 City: ZEPHYR COVE State: NEVADA Zip: 89448

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