

DOUGLAS COUNTY, NV **2022-986370**
RPTT:\$963.30 Rec:\$40.00
\$1,003.30 Pgs=3 **06/16/2022 09:33 AM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1320-04-001-052
File No: 143-2650490 (et)
R.P.T.T.: \$963.30

When Recorded Mail To: Mail Tax Statements To:
AMERICAN HUMAN SERVICES CORPORATION
2560 BUSINESS PARKWAY SUITE A
MINDEN , NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael Per Hakansson and Margaret Esther Hakansson Trustees of the M & M Trust
dated August 13, 2015 and any amendments thereto

do(es) hereby *GRANT, BARGAIN and SELL* to

AMERICAN HUMAN SERVICES CORPORATION, a Nevada corporation

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

**BEING A PORTION OF BLOCK K AS SHOWN ON THE FINAL MAP #1015-2 FOR
CARSON VALLEY BUSINESS PARK PHASE 2, RECORDED IN THE OFFICE OF THE
DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 3, 1998 IN BOOK
998 AT PAGE 562, AS FILE NO. 448664, OFFICIAL RECORDS FURTHER DESCRIBED AS
FOLLOWS:**

**LOT 36 AS SET FORTH ON RECORD OF SURVEY #7 FOR CARSON VALLEY BUSINESS
PARK, PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 27, 2004 IN BOOK 0704, PAGE
11907, AS DOCUMENT NO. 619925, AND BY CERTIFICATE OF AMENDMENT
RECORDED NOVEMBER 2, 2004, BOOK 1104, PAGE 1057, DOCUMENT NO. 0628226,
OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

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.

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY

Michael Per Hakansson and Margaret Esther Hakansson trustees of the M & M Trust dated August 13, 2

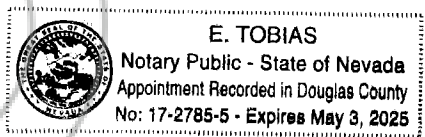
[Signature])
Michael Per Hakansson, Trustee

[Signature])
Margaret Esther Hakansson, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on A. 14 2022 by **Michael Per Hakansson and Margaret Esther Hakansson, as trustees.**

[Signature]
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2650490.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-04-001-052
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$246,700.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$246,700.00
- d) Real Property Transfer Tax Due \$963.30

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]
Signature: _____

Capacity: Agent
Capacity: _____

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

Print Name: Michael Per Hakansson and Margaret Esthe
Address: 628 West Fork Vista Lane
City: Gardnerville
State: NV Zip: 89460

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

Print Name: AMERICAN HUMAN SERVICES CORPORATION
Address: 2560 BUSINESS PARKWAY SUITE A
City: MINDEN
State: NV Zip: 89423

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2650490 et/ et
State: NV Zip: 89423

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