

DOUGLAS COUNTY, NV **2022-986423**
RPTT:\$11700.00 Rec:\$40.00
\$11,740.00 Pgs=2 **06/17/2022 01:56 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-18-002-005, 1220-18-002-006, 1220-19-001-001, 1220-19-001-002
File No: 143-2648025 (et)
R.P.T.T.: \$11,700.00

When Recorded Mail To: Mail Tax Statements To:
Newhope Properties II
9751 Talbert Ave
Fountain Valley, CA 92708-5148

GRANT, BARGAIN and SALE DEED

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

P & K Ranch, LLC., a Nevada Corporation

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

Newhope Properties II, a California limited partnership

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

THAT PORTION OF THE SOUTH HALF OF THE SECTION 18 AND NORTH HALF OF THE SECTION 19, TOWNSHIP 21 NORTH, RANGE 20 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, DOUGLAS COUNTY, NEVADA, ALSO KNOW AS ASSESSOR PARCEL NUMBER'S 1220-18-002-005 AND 1220-18-002-006 AND 1220-19-001-001 AND 1220-19-001-002.

NOTE: PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE A PROPERLY ENGINEERED LEGAL DESCRIPTION MUST BE SUBMITTED TO THE TITLE DEPARTMENT FOR REVIEW.

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.

P&K Ranch, LLC, a Nevada limited liability company

By: The Patti L. Graf Trust, dated June 20, 2014, its Member

By: Patti L. Graf

Name: Patti L. Graf, Trustee of The Patti L. Graf Trust, dated June 20, 2014,

Title: Authorized Signor

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

This instrument was acknowledged before me on June 15, 2014 by **Patti L. Graf, Trustee .**

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

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2648025.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-18-002-005
 b) 1220-18-002-006
 c) 1220-19-001-001
 d) 1220-19-001-002

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: \$3,000,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$3,000,000.00
 d) Real Property Transfer Tax Due \$11,700.00

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: Grantor
 Capacity: _____

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

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

Print Name: P & K Ranch, LLC
 Address: P.O. Box 1447
 City: Minden
 State: NV Zip: 89423

Print Name: Newhope Properties II
 Address: 9751 Talbert Ave
 City: Fountain Valley
 State: CA Zip: 92708-5148

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

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

File Number: 143-2648025 et/ et
 State: NV Zip: 89423

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