

APN: 1220-04-510-016

RPTT: \$1,579.50

Escrow No. 2214199

When Recorded Return to:

Brenda L. Cristanelli and Ronda L Sigmon

PO BOX 1917
Minden, NV 89423

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Arrow Canyon, LLC, a Nevada limited liability company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brenda L. Cristanelli, an unmarried woman as to an undivided 50% interest, and Ronda L Sigmon, an unmarried woman as to an undivided 50% interest, all as tenants in common

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

See Exhibit "A" attached hereto and made a part hereof.

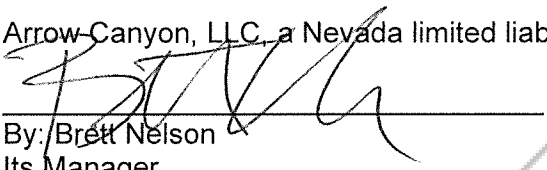
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2214199
Page Two.

Witness my hand(s) this 30th day of September, 2022.

Arrow Canyon, LLC, a Nevada limited liability company


By: Brett Nelson
Its Manager

STATE OF Nevada
COUNTY OF Washoe

This instrument was acknowledged before me on this 30th day of September, 2022 by Brett Nelson as Manager for Arrow Canyon, LLC, a Nevada limited liability company.***



NOTARY PUBLIC

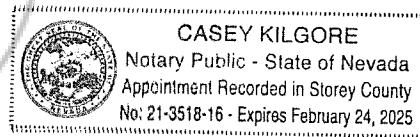
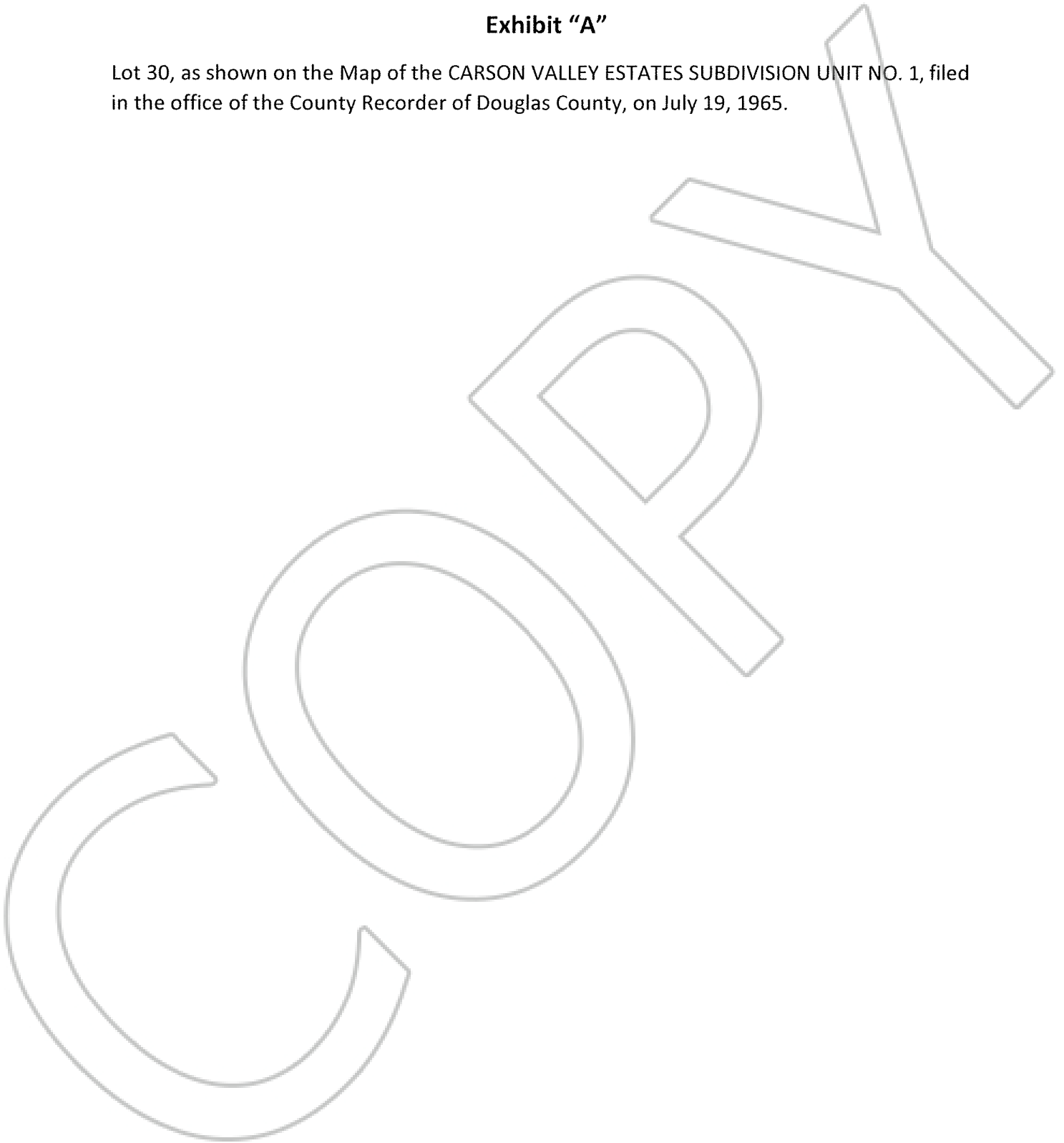


Exhibit "A"

Lot 30, as shown on the Map of the CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 1, filed in the office of the County Recorder of Douglas County, on July 19, 1965.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-04-510-016
 b.
 c.
 d.

2. Type of Property
- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2 – 4 Plex |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| i. <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$405,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____)
c. Transfer Tax Value	\$405,000.00
d. Real Property Transfer Tax Due	\$1,579.50

4. If Exempt Claimed:
- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: _____ Capacity: Grantor / Grantee

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Arrow Canyon, LLC, a Nevada limited liability company

Address: 6770 S McCarran Blvd
 City: Reno
 State: Nevada Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brenda L. Cristanelli and Ronda L Sigmon

Address: PO BOX 1917
 City: Gardnerville
 State: Nevada Nevada Zip: 89460

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

Print Name: Toiyabe Title File Number: 2214199

Address: 5496 Reno Corporate Drive
 City: Reno State: NV Zip: 89511