

A.P.N. No.:	portion of 1320-08-002-008
R.P.T.T.	\$ 0.00
File No.:	1921339 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Barrakuda Limited, a Nevada Domestic Limited Liability Company and Spinboldak LLC, a Delaware Limited Liability Company	
P.O. Box 2972	
Stateline, NV 89449	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Holly Lepire, Trustee of the **Barry C. Bangert 2010 Revocable Living Trust, dated December 22, 2010** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Barrakuda Limited, a Nevada Domestic Limited Liability Company as to an undivided 50% interest and Spinboldak LLC, a Delaware Limited Liability Company as to an undivided 50% interest**, all that real property situated in the County of Douglas, State of Nevada, bounded and 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, and any reversions, remainders, rents, issues or profits thereof.

Dated: February 24, 2023

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

The Barry C. Bangert 2010 Revocable Living Trust

By: Holly Lepire TTEE
Holly Lepire, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 24th day of February, 2023
By: Holly Lepire.

Signature: [Handwritten Signature]
Notary Public

My Commission Expires: May 3, 2025

 TARA L. JORGENSEN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 17-2654-2 - Expires May 3, 2025

EXHIBIT "A" LEGAL DESCRIPTION

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

A parcel of land located within the East One-Half (E 1/2) of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

COMMENCING at Airport Control Monument No. 4 as shown on the Amended Record of Survey No. 14 for Douglas County filed for record April 4, 1988, in the office of the County Recorder, Douglas County, Nevada as Document No. 175533;

thence North 28°27'59" East, 1206.03 feet to the POINT OF BEGINNING;
thence North 00°29'02" East, 123.91 feet;
thence South 76°26'14" East, 210.85 feet;
thence South 58°18'42" East, 75.88 feet;
thence South 00°29'02" West, 36.88 feet
thence North 89°30'58" West, 270.31 feet to the POINT OF BEGINNING.

The basis of bearing for this description is North 00°26'00" East, the line between Airport Control Monuments #3 and #4 as shown on the Amended Record of Survey No. 14 for Douglas County, filed for record April 4, 1988, in the office of the County Recorder, Douglas County, Nevada, as Document No. 175533.

Prepared by:
R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) portion of 1320-08-002-008
 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 Leasehold interest

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

3. a. Total Value/Sales Price of Property \$ 569,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Leasehold interest only

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 [Handwritten Signature] Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Holly Lepire, Trustee of the Barry C. Bangert 2010 Revocable Living Trust, dated December 22, 2010
 Address: 5395 Mountain Creek Court
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Barrakuda Limited, a Nevada Domestic Limited Liability Company and Spinboldak LLC, a Delaware Limited Liability Company
 Address: P.O. Box 2972
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1921339 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410