

APN: 1220-04-601-024

When Recorded Return To, and  
Mail Tax Notices To:

Teri Oat LLC  
c/o Amandeep Singh  
1821 Laurel Ridge Drive  
Reno, NV 89523

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

02300960-CD

**GRANT BARGAIN AND SALE DEED**

LAMPE CORNERS, LTD., a Nevada limited liability company (“Grantor”), does hereby grant, bargain, sell and convey to TERI OAT LLC, a Nevada limited liability company (“Grantee”), whose address is c/o Amandeep Singh, 1821 Laurel Ridge Drive, Reno, Nevada 89523, all that certain real property situate in the City of Gardnerville, County of Douglas, State of Nevada, more particularly described in 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 and issues or profits thereto.

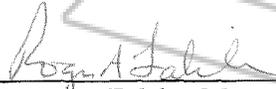
To have and to hold the said premises unto the said Grantee, its heirs and assigns forever.

[signatures on following page]

DATED this 20 day of June, 2023.

GRANTOR:

LAMPE CORNERS, LTD.,  
a Nevada limited liability company

By:   
Roger A. Falcke, Managing Member

By:   
Gregory W. Painter, Managing Member

By:   
Walter H. Niemeyer, Managing Member

STATE OF NEVADA )  
 )ss.  
County of Douglas )

This instrument was acknowledged before me on 6/20, 2023, by Roger A. Falcke, Managing Member of Lampe Corners, Ltd., a Nevada limited liability company.

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment recorded in Douglas County  
99-54931-5 - Expires: April 10, 2027

\_\_\_\_\_  
Notary Public

STATE OF NEVADA )  
 )ss.  
County of Douglas )

This instrument was acknowledged before me on 6/20, 2023, by Gregory W. Painter, Managing Member of Lampe Corners, Ltd., a Nevada limited liability company.

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment recorded in Douglas County  
99-54931-5 - Expires: April 10, 2027

\_\_\_\_\_  
Notary Public

STATE OF NEVADA )  
 )ss.  
County of Douglas )

This instrument was acknowledged before me on 6/20, 2023, by Walter H. Niemeyer, Managing Member of Lampe Corners, Ltd., a Nevada limited liability company.

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment recorded in Douglas County  
99-54931-5 - Expires: April 10, 2027

\_\_\_\_\_  
Notary Public

Order No.: 02300960-CD

EXHIBIT A

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

A parcel of land located within a portion of the Northeast one-quarter (NE) of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

Commencing at the Northeast corner of Parcel D as shown on Parcel Map #2028 for Lampe Corners, Ltd. recorded March 27, 1998 in the Office of Recorder, Douglas County, Nevada as Document No. 435999, a point on the Southerly right-of-way of U.S. Highway 395, the point of beginning;

Thence along said Southerly right-of-way of U.S. Highway 395, South 51°04'00" East, 222.84 feet;

Thence South 38°56'00" West, 115.25 feet;

Thence South 89°53'12" West, 104.86 feet;

Thence along the Southerly boundary of said Parcel D, along the arc of a curve concave to the North having a radius of 60.00 feet, central angle of 45°01'24", and an arc length of 47.15 feet;

Thence continuing along said Southerly boundary of Parcel D, North 45°05'24" West, 140.98 feet to a point on the Easterly right-of-way of Waterloo Lane;

Thence along said easterly right-of-way of Waterloo Lane, North 44°54'36" East, 156.64 feet;

Thence continuing along said Easterly right-of-way of Waterloo Lane, North 86°55'19" East, 35.74 feet to the point of beginning.

The Basis of Bearing of this description is South 89°53'12" West, the South boundary of Lampe Corners as shown on Parcel Map #2028 for Lampe Corners, Ltd. recorded March 27, 1998 in the Office of Recorder, Douglas County, Nevada as Document No. 435999.

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Document No. 575640 is provided pursuant to the requirements of Section 6.NRS 111.312.



Escrow #: 02300960-CD  
APN #: 1220-04-601-024

SIGNATURE PAGE AFFIXED TO THAT CERTAIN DECLARATION OF VALUE UNDER ESCROW NO.  
02300960-CD

**GRANTOR(S):**

Lampe Corners, LTD., a Nevada  
limited liability company

By: *Roger A. Falcke*  
Roger A. Falcke, Managing Member

By: *Gregory W. Painter*  
Gregory W. Painter, Managing Member

By: *Walter H. Niemeyer*  
Walter H. Niemeyer, Managing Member

**GRANTEE(S):**

Teri Oat LLC, a Nevada  
limited liability company

By: **SIGNED IN COUNTERPART**  
Amandeep Singh, Managing Member

Sada Ang Sange Inc.,  
a Nevada corporation

By: **SIGNED IN COUNTERPART**  
Amandeep Singh, President

Escrow #: 02300960-CD  
APN #: 1220-04-601-024

SIGNATURE PAGE AFFIXED TO THAT CERTAIN DECLARATION OF VALUE UNDER ESCROW NO.  
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**GRANTOR(S):**

Lampe Corners, LTD., a Nevada  
limited liability company

~~SIGNED IN COUNTERPART~~  
Roger A. Falcke, Managing Member

**SIGNED IN COUNTERPART**  
By: \_\_\_\_\_  
Gregory W. Painter, Managing Member

By: **SIGNED IN COUNTERPART**  
Walter H. Niemeyer, Managing Member

**GRANTEE(S):**

Teri Oat LLC, a Nevada  
limited liability company

By: \_\_\_\_\_  
Amandeep Singh, Managing Member

Sada Ang Sange Inc.,  
a Nevada corporation

By: \_\_\_\_\_  
Amandeep Singh, President