

DOUGLAS COUNTY, NV **2023-998651**
RPTT:\$253.50 Rec:\$40.00
\$293.50 Pgs=5 07/18/2023 10:38 AM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1022-29-401-001
R.P.T.T.	\$ 253.50
File No.:	2059978 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Vacant Land Now LLC, a Pennsylvania Member-Managed Limited Liability Company	
1800 JFK Blvd, Ste 300 PMB 93749	
Philadelphia, PA 19103	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dennis Allen and Jody Christman, Successor Trustees of The Bernard and Margaret Allen Family Trust, dated July 7, 2008** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Vacant Land Now LLC, a Pennsylvania Member-Managed Limited Liability Company**, 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: June 27, 2023

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

THIS DOCUMENT IS EXECUTED IN COUNTERPART

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

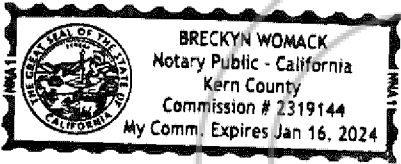
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Kern)
On June 27, 2023 before me, Breckyn Womack,
Date Here Insert Name and Title of the Officer
personally appeared Dennis A. Allen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Breckyn Womack
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Bargain Sale Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A" LEGAL DESCRIPTION

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

Parcel 1:

All the certain piece or parcel of land situate in the SW¼ of Section 29, T.10N., R.22E., M.D.M., and shown on Record of Survey, Document No. 528949, and more particularly described as follows:

Commencing at a GLO brass cap located at the southwest corner of said section 29, as shown on Document No. 528949, thence South 89°58'00" East 696.5 feet; thence North 06°45'38" West, 578.41 feet to the TRUE POINT OF BEGINNING, thence through the following courses;

1. North 11°40'48" West, 100.09 feet;
2. North 13°45'00" West, 300.00 feet;
3. North 16°20'23" West, 99.94 feet;
4. North 90°00'00" East, 300.00 feet to a point on a curve on the westerly Right-of-Way of U.S. 395, said curve is concave westerly having a radius of 4425.00 feet and a tangent bearing of South 17°01'57" East;
5. Southerly along said curve through a central angle of 06°28'27" and an arc length of 500.00 feet;
6. North 90°00'00" West, 299.48 feet to the point of beginning.

The Bearing of North 89°58'00" West, along the South line of Section 29 as shown on Document No. 528949 was used as the Basis of Bearings for this description.

Parcel 2:

A non-exclusive commercial driveway easement as described in Grant, Bargain and Sale Deed, recorded on April 2, 2002, Book 402, Page 3845 as Document No. 539426, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on April 2, 2002, Book 402, Page 3845 as Document No. 539426 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-29-401-001
 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 _____

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

3. a. Total Value/Sales Price of Property \$ 65,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 65,000.00
 d. Real Property Transfer Tax Due \$ 253.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 *MMB* Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Dennis Allen, Jody Christman,
 Successor Trustees of The Bernard,
 and Margaret Allen Family Trust, dated
 July 7, 2008
 Address: P.O. Box 55
 City: Wofford Heights
 State: CA Zip: 93285

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Vacant Land Now LLC, a
 Pennsylvania Member-Managed
 Limited Liability Company
 Address: 1800 JFK Blvd, Ste 300 PMB 93749
 City: Philadelphia
 State: PA Zip: 19103

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2059978 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410