

A.P.N.: 1320-30-810-004  
File No: ()  
R.P.T.T.: \$-0-#7



KAREN ELLISON, RECORDER E07

When Recorded Mail To: Mail Tax Statements To:  
David C. James, Trustee  
1664 US Highway 395, Ste 103  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

David C. James and Shari A. James, as Trustees of the DSJ Family Trust dated January 19, 2006

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

David C. James, Trustee of The David Charles James Trust Agreement dtd 12/20/89 as amended

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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.

*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.

Date: 01/12/2015

The DSJ Family Trust dated January 19,  
2006

*David C. James*  
David C. James, Trustee

*Shari A. James*  
Shari A. James, Trustee

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

This instrument was acknowledged before me on *January 22, 2015* by  
**David C. James** and **Shari A. James**.

*Jane A. Tippett*  
Notary Public  
(My commission expires: *7/14/2018* )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**January 12, 2015** under Escrow No. . *apn: 1300 - 30 - 810 - 004*

## EXHIBIT "A"

### LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Situate in the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Unit 103 of Final Subdivision Map #2019 known as MINDEN PROFESSIONAL PLAZA filed for record in the Office of the Douglas County Recorder on February 3, 1997 in Book 297, Page 148, as Document No. 405968, Official Records of Douglas County, Nevada.

Together with an undivided 1/9 interest in and to the Common Area lying within the interior lines as set forth on the map of Minden Professional Plaza, filed for record in the Office of the Douglas County Recorder February 3, 1997, in Book 297, Page 148, as Document No. 405968, Official Records of Douglas County, Nevada.

Assessor's Parcel No. 1320-30-810-004

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-810-004
- 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
- i)  Other \_\_\_\_\_

| FOR RECORDERS OPTIONAL USE |             |
|----------------------------|-------------|
| Book _____                 | Page: _____ |
| Date of Recording: _____   |             |
| Notes: <u>AT-Trust OK</u>  |             |

- 3. a) Total Value/Sales Price of Property: \$-0-
- b) Deed in Lieu of Foreclosure Only (value of ( \$-0- ))
- c) Transfer Tax Value: \$-0-
- d) Real Property Transfer Tax Due \$-0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #7
- b. Explain reason for exemption: Transfer from Trust to Trust  
Without Consideration

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] Capacity: Trustee  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

David C. James and Shari A. James, as Trustees of the DSJ Family Trust dated January 19,

Print Name: 2006

Address: 1664 US Highway 395, Ste 103

City: Minden

State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

David C. James, Trustee of The David Charles James Trust Agreement

Print Name: dtd 12/20/89 as amended

Address: 1664 US Highway 395, Ste 103

City: Minden

State: NV Zip: 89423

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

Print Name: \_\_\_\_\_ File Number: /

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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