



KAREN ELLISON, RECORDER E07

APN: 1318-15-111-066

RETURN RECORDED DEED TO:  
JOAN C. WRIGHT, ESQ.  
ALLISON MacKENZIE, LTD.  
402 North Division Street  
Carson City, NV 89703

GRANTEES/MAIL TAX STATEMENTS TO:  
LEXIE WAYNE ADAMS, Trustee  
THE LW ADAMS TRUST  
10129 Indian Ridge Drive  
Reno, NV 89511

The party executing this document 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

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on March 23, 2016, by and between LEXIE WAYNE ADAMS and LYNN MARYA ADAMS, as Trustees of the JML FAMILY TRUST dated February 26, 1996, as amended, Grantors, and LEXIE WAYNE ADAMS, as Trustee of THE LW ADAMS TRUST, Grantee,

WITNESSETH:

That the Grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the Grantee, and to its successors and assigns, all that certain parcel of real property located in Douglas, state of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have executed this conveyance the day and year first above written.

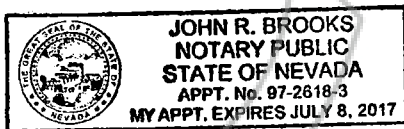
THE JML FAMILY TRUST dated February 26, 1996

By: *Lexie Wayne Adams*  
LEXIE WAYNE ADAMS, Trustee

By: *Lynn Marya Adams*  
LYNN MARYA ADAMS, Trustee

STATE OF NEVADA )  
WASHOE COUNTY : ss.  
CARSON CITY )

On March 23, 2016, personally appeared before me, a notary public, LEXIE WAYNE ADAMS, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is a Trustee of THE JML FAMILY TRUST, and who further acknowledged to me that he executed the foregoing Grant, Bargain and Sale Deed on behalf of said trust.



*John R. Brooks*  
NOTARY PUBLIC

STATE OF NEVADA        )  
WASHOE COUNTY        : SS.  
CARSON CITY            )

On MARCH 23, 2016, personally appeared before me, a notary public, LYNN MARYA ADAMS, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she is the Trustee of THE JML FAMILY TRUST, and who further acknowledged to me that she executed the foregoing Grant, Bargain and Sale Deed on behalf of said trust.

  
\_\_\_\_\_  
NOTARY PUBLIC

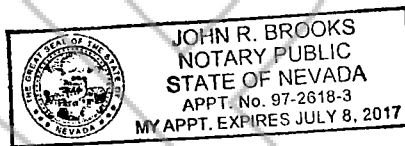


EXHIBIT "A"

All that certain parcel of real property situate in Douglas, state of Nevada, more particularly described as follows:

PARCEL NO. 1:

Lot 117 as shown on the official plat of "Pinewild Unit No. 2", a condominium, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973 as Document No. 69660.

PARCEL NO. 2

The exclusive right to use and possession of these certain patio areas adjacent to said units designated as "Restricted Common areas" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 337, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium project, recorded March 11, 1974, in Book 384 of Official Records at page 193, and Supplement to Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977 in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress utility service, support encroachments,

maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly, in the description of Parcel No. 3, above.

Assessor's Parcel No. 1318-15-111-066.

COPY

**State of Nevada Declaration of Value**

**1. Assessor Parcel Number(s):**

- a) 1318-15-111-066
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<u>SD - Trust Verified</u>

**3. Total Value/Sales Price of Property:**

\$ exempt \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property) \$ exempt \_\_\_\_\_

Transfer Tax Value: \$ exempt \_\_\_\_\_

Real Property Transfer Tax Due: \$ exempt \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: between trusts without consideration

**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 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 Grantor/Grantee

Signature \_\_\_\_\_ Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION  
REQUIRED**

Print Name: The JML Family Trust

Address: 10129 Indian Ridge Drive

City: Reno

State: NV Zip: 89511

**BUYER (GRANTEE) INFORMATION  
REQUIRED**

Print Name: The LW Adams Trust

Address: 10129 Indian Ridge Drive

City: Reno

State: NV Zip: 89511

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow # \_\_\_\_\_

Address: 402 North Division Street, P.O. Box 646

City: Carson City State NV Zip 89702