

APN: 37-31-04
1022-09-001-003

The undersigned hereby affirms that there is no Social Security number contained in this document.



KAREN ELLISON, RECORDER E07

R.P.T.T. _____

WHEN RECORDED MAIL TO:
Mary Katherine Nix
1270 Sandstone Drive
Wellington, Nevada
89444

GRANTEE/MAIL TAX STATEMENTS TO:
Mary Katherine Nix Family Trust
1270 Sandstone Drive
Wellington, Nevada
89444

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 26 day of April, 2016, by and between Mary Katherine Nix, alas Mary Katherine Nix, Grantor, and Mary Katherine Nix Family Trust, alas Family Trust, Grantee.
WITNESSETH

That Grantor, in consideration of the sum of Ten Dollars (\$10), lawful money of the United States, and good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to Grantee and to Grantee's successors and assigns, all that certain lot, piece, or parcel of land situated in Topaz Ranch Estates county of Douglas, state of Nevada, and more particularly described as follows: Parcel # 1022-09-001-003 Lot 103 Topaz Ranch Estates unit 3 2.25 acres
(Insert legal description here, or refer to Exhibit A attached and incorporated by reference. Check NRS 111.312 concerning the recordation of documents pertaining to property with metes and bounds legal description.)

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.

Grant, Bargain & Sale Deed dated 4/26/16 - page 2 of 2

Mary Katherine Nix
Signature

Mary Katherine Nix
Printed Name

Signature

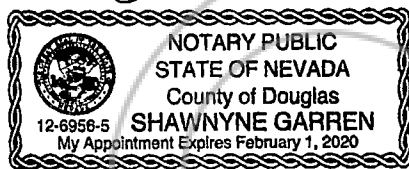
Printed Name

State of Nevada)

County of Douglas)

This instrument was acknowledged before me on this 26 day of April, 2016,

by Mary Katherine Nix ~~***~~.



Shawnyne Garren
Notary Public

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022-09-001-003
 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 land parcel

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>ST-Trust OK.</u>	

- Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer into trust w/o 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 Mary Catherine Nix Capacity Grantor
 Signature Mary Katherine Nix Family Trust Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mary Catherine Nix
 Address: 1270 Sandstone Dr
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mary Katherine Nix Living Family Trust
 Address: 1270 Sandstone Dr
 City: Wellington
 State: NV Zip: 89444

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____