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APN: 1418-10-710-040  
RETURN RECORDED DEED TO:  
ANDREW MacKENZIE, ESQ.  
ALLISON, MacKENZIE, RUSSELL,  
PAVLAKIS, WRIGHT & FAGAN, LTD.  
402 North Division Street  
Carson City, NV 89703



KAREN ELLISON, RECORDER E07

GRANTEE/MAIL TAX STATEMENTS TO:  
Elizabeth B. Baxter  
P. O. Box 150  
Glenbrook, NV 89413

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on December 9, 2003, by and  
between ELIZABETH B. BAXTER AS TRUSTEE OF THE ELIZABETH B. BAXTER  
QUALIFIED PERSONAL RESIDENCE GRIT DATED JUNE 18, 1993, grantor, and ANN  
BAXTER PERRIN, a married woman, as her sole and separate property, grantee,

WITNESSETH:

That the grantor, 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 her in hand paid  
by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain,  
and sell to the grantee, and to her successors and assigns forever, an undivided 12.5% interest in  
that certain lot, piece, or parcel of land situated in Glenbrook, 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 her successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

*Elizabeth B. Baxter, trustee*  
ELIZABETH B. BAXTER, Trustee

STATE OF NEVADA            )  
  : ss.  
Douglas                        )

On Dec 9, 2003, personally appeared before me, a notary public, ELIZABETH B. BAXTER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.

*Julia A. Stockton*  
NOTARY PUBLIC

JULIA A. STOCKTON  
Notary Public - Nevada  
DOUGLAS COUNTY  
My Commission Expires  
June 16, 2004  
No. 92-3429-5

EXHIBIT "A"

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

Lot 47, Block A, as shown on the Second Amended Plat of  
GLENBROOK UNIT NO. 2, filed in the office of the County  
Recorder of Douglas County, Nevada, on January 20, 1980, in Book  
180, at Page 1512, as Document No. 41035, Official Records of  
Douglas County, Nevada.

PARCEL 2:

The exclusive right to use for garage purposes that parcel designated  
as "Garage Easement" that is appurtenant to Lot 47 in Block A as  
shown on the map referenced in Parcel 1 herein above.

Being Assessor's Parcel Number 1418-10-710-040.

**State of Nevada Declaration of Value**

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

a) 1418-10-710-040  
b) \_\_\_\_\_

**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>Trust Cont OK - KLE</u>

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

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title from a trust without consideration. See Affidavit of Certification of Trust.

**5. Partial Interest: Percentage being transferred: 12.5%**

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: Elizabeth B. Baxter Capacity Grantor  
Signature: \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
REQUIRED**

Print Name: Elizabeth B. Baxter, Trustee  
Address: P. O. Box 150  
City: Glenbrook  
State: NV Zip: 89413

**BUYER (GRANTEE) INFORMATION  
REQUIRED**

Print Name: Ann Baxter Perrin  
Address: 274 St. James Dr.  
City: Piedmont  
State: CA. Zip: 94611

**COMPANY/PERSON REQUESTING RECORDING**

Print Name: Allison MacKenzie, Ltd. Escrow # \_\_\_\_\_  
Address: 402 North Division Street, P.O. Box 646  
City: Carson City State NV Zip 89702