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APN: 1419-00-001-017  
When recorded, return Deed to:

James P. Pace  
448 Hill Street  
Reno, NV 89501



KAREN ELLISON, RECORDER E07

Send tax statements to:

Kelley Gene Higgins, Trustee  
936 Yellow Rose Court  
Reno, NV 89509

The undersigned 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)

SPACE ABOVE FOR RECORDERS USE

**GRANT, BARGAIN, & SALE DEED**

IVA GENE CUNNYNGHAM by KELLEY GENE HIGGINS as Agent under that Statutory Form Power of Attorney dated January 14, 2017, hereby grants, bargains and sells to KELLEY GENE HIGGINS as Trustee of IVA GENE CUNNYNGHAM TRUST AGREEMENT dated March 6, 2017, all right title, and interest in the real property situated in the County of Douglas, State of Nevada, described as follows:

**See Exhibit "A" attached hereto and by this reference incorporated herein.**

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 this 6 day of March 2017

*Iva Gene Cunningham by  
Kelley Gene Higgins*

IVA GENE CUNNYNGHAM by KELLEY GENE HIGGINS as Agent under that Statutory Form Power of Attorney dated January 14, 2017

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on March 6, 2017 by KELLEY GENE HIGGINS as attorney-in-fact for IVA GENE CUNNYGNHAM.



*Abigail Burns*  
\_\_\_\_\_  
Notary Public

DRAFT

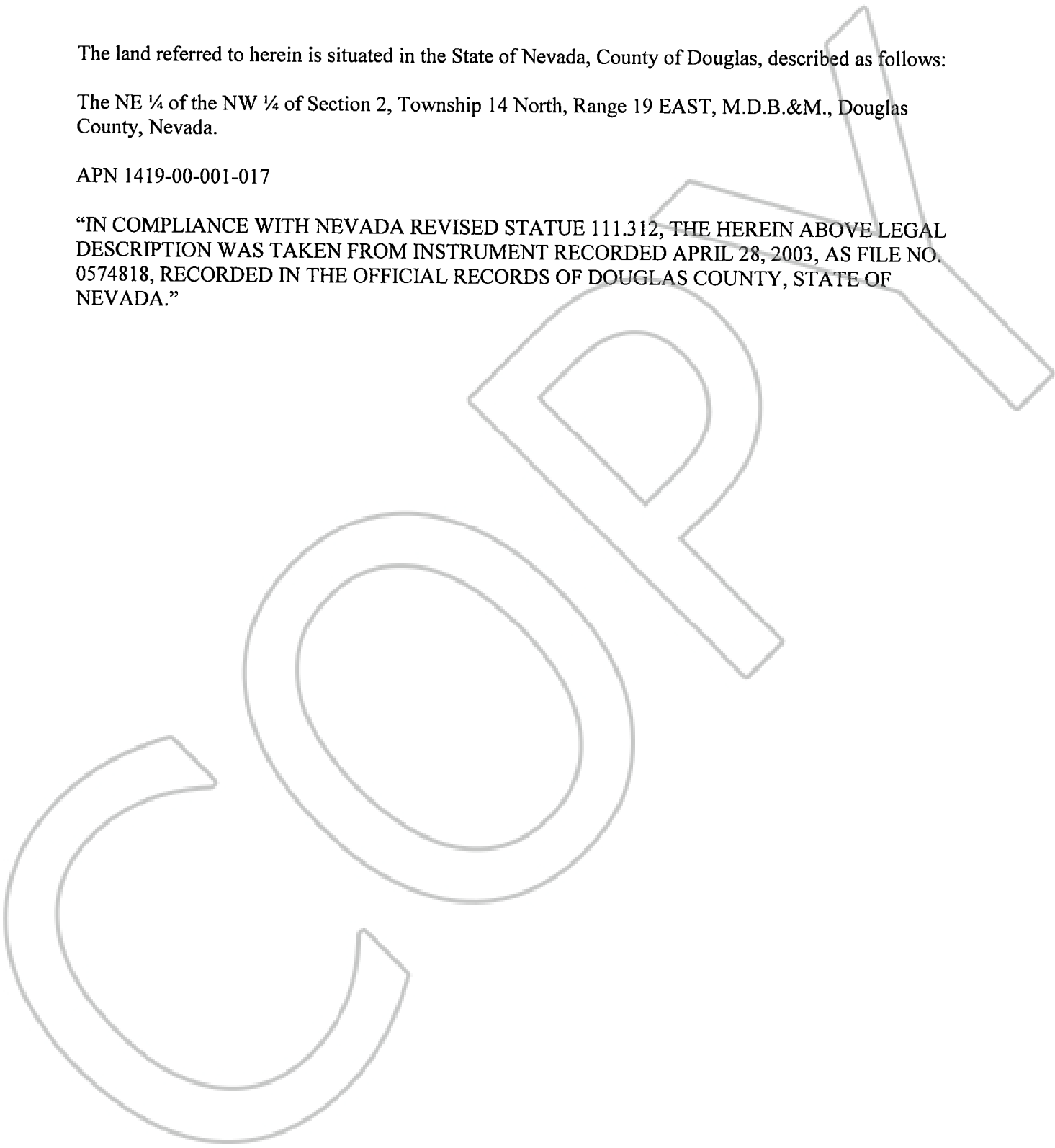
EXHIBIT "A"

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

The NE ¼ of the NW ¼ of Section 2, Township 14 North, Range 19 EAST, M.D.B.&M., Douglas County, Nevada.

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"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED APRIL 28, 2003, AS FILE NO. 0574818, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 419-00-001-017  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK - J</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: \$ \_\_\_\_\_

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 7  
b. Explain Reason for Exemption: Transfer to a Trust.  
Transfer is 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 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 Attorney for Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Iva Gene Cunnyingham  
Address: 4710 Cheatgrass Lane  
City: Sparks  
State: NV Zip: 89436

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Kelley Gene Higgins, Trustee  
Address: 936 Yellow Rose Court  
City: Reno  
State: NV Zip: 89509

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: James P. Pace, Esq. Escrow # N/A  
Address: 448 Hill Street  
City: Reno State: NV Zip: 89501

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