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APN: 1420-18-113-097

Recorded at the request of
Maupin, Cox & LeGoy
4785 Caughlin Parkway
Reno, Nevada 89519



KAREN ELLISON, RECORDER

E07

After recordation, return Grant
Deed and mail future property
tax statements to Grantee at:
Danny Lee and Catherine Renee Armstrong,
Co-Trustees
The Armstrong Family Trust
1536 Evan Street
Carson City, NV 89701

_____/ GRANT DEED

Catherine Armstrong, as sole Trustee of the Groso Family Trust 2006, hereby grants, bargains, and sells to Danny Lee Armstrong and Catherine Renee Armstrong, as Co-Trustees of The Armstrong Family Trust under the Agreement of this same date, all of her right, title and interest, in the real property located at 878 Amador Circle, Carson City, Douglas County, Nevada and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

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.

This conveyance is subject to the following liens and encumbrances:

1. General, special, and any supplemental county taxes and assessments not delinquent.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

Dated this 3 day of August, 2017.

Catherine Armstrong, Trustee
Catherine Armstrong, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This Grant Deed was acknowledged before me on August 3, 2017,
by Catherine Armstrong.

Sue A. Mann
Notary Public

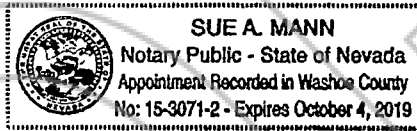


EXHIBIT "A"
LEGAL DESCRIPTION

All that real property situated in the County of Douglas, State of Nevada and described as follows:

LOT 239, IN BLOCK D, OF SILVERADO HEIGHTS NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, IN JUNE 20, 1979, IN BOOK 679, PAGE 1486, AS DOCUMENT NO. 33717 AND AS AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED DECEMBER 20, 1994 IN BOOK 1294, PAGE 2904 AS INSTRUMENT NO. 352879 OF OFFICIAL RECORDS.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-18-113-097
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Trust OR BE</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: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: _____
Transfer without consideration to or from a Trust.

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 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 Catherine Armstrong Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Catherine Armstrong
 Address: 1536 Evan St.
 City: Carson City
 State: NV Zip: 89701

(REQUIRED)
 Print Name: The Armstrong Family Trust
 Address: 1536 Evan St.
 City: Carson City
 State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Maupin, Cox & LeGoy Escrow # _____
 Address: 4785 Caughlin Parkway
 City: Reno State: NV Zip: 89519