

APN: 1022-10-002-018

**When Recorded Mail to:**  
ALLING & JILLSON, LTD.  
JAMES R. HALES, ESQ.  
Post Office Box 3390  
Stateline, NV 89449

  
00077517201809178350030039  
KAREN ELLISON, RECORDER E07

**Send Tax Statements To:**  
James Bruce Baust  
3860 Topaz Ranch Drive  
Wellington, NV 89444

## Grant, Bargain and Sell Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Joy Elizabeth Llarena, Trustee under The Baust Family 1996 Trust, dated February 1, 1996, does hereby grant, bargain, sale and convey to James Bruce Baust all right, title and interest in the real property located at 3860 Topaz Ranch Drive, in Douglas County, Nevada, more particularly described as follows:

Lot 130 of TOPAZ RANCH ESTATES UNIT NO. 2 as shown on the official map thereof filed in the Office of the County Recorder of Douglas County, State of Nevada on February 20, 1967 as Document No. 35464.

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

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1022-10-002-018  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OR BC</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 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: A transfer of title from a trust without consideration.  
A certificate of trust is presented.

5. Partial Interest: Percentage being transferred: 100.0 %

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 \_\_\_\_\_ Capacity Agent

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Joy Llarena, trustee of the Baust Family 1996 Trust  
 Address: 9310 W Avenue H dated 2/1/96  
 City: Lancaster  
 State: CA Zip: 93536

Print Name: James Bruce Baust  
 Address: 3860 Topaz Ranch Drive  
 City: Wellington  
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: James R. Hales, Esq. Escrow # N/A

Address: PO Box 3390

City: Stateline State: NV Zip: 89449

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