

APN: 1319-09-801-016

When recorded mail to:
Sandra G. Lawrence, Esq.
Dyer Lawrence, LLP
2805 Mountain St.
Carson City, NV 89703



KAREN ELLISON, RECORDER E07

Mail Tax Statements to:
Sandra E. Buffaloe
194 Candy Dance Lane
Genoa, Nevada 89411

X The undersigned hereby affirm that this document, including exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

The undersigned hereby affirm that this document, including exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____.

GRANT DEED

THIS INDENTURE, made and entered into this 1st day of October, 2018, by and between, Grantor, Sandra E. Buffaloe, a widowed women, and Grantee, Sandra E. Buffaloe, Trustee of the Sandra E. Buffaloe Trust, dated October 1, 2018, or her successors in interest, and any amendments thereto

WITNESSETH:

That the said Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, do hereby GRANT and CONVEY unto the said Grantees, to be held and administered and distributed as his/her sole and separate property, his/her successors and assigns forever, the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1
A PARCEL OF LAND CONSISTING OF LOTS 34, 35, 36, 37, 73, 74, 75 AND 76,
ALL IN BLOCK 5 OF THE MAP OF GENOA TOWNSITE BY L.L. HAWKINS,
DATED SEPTEMBER 1874, AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 13

NORTH, RANGE 19 EAST, M.D.B.&M., SAID CORNER BEING MARKED BY A BRASS CAP IN A ROCK MOUND;
THENCE NORTH 50°02'08" WEST, A DISTANCE OF 438.41 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 26°54'38" WEST, A DISTANCE OF 244.00 FEET;
THENCE NORTH 67°09'02" EAST, A DISTANCE OF 207.90 FEET;
THENCE SOUTH 26°54'38" EAST, A DISTANCE OF 216.00 FEET;
THENCE SOUTH 59°25'34" EAST, A DISTANCE OF 207.00 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS NEVADA STATE HIGHWAY SR 206.

REFERENCE IS MADE TO RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT, FILED FOR RECORD DECEMBER 18, 1989, IN BOOK 1289, PAGE 1910, AS DOCUMENT NO. 216691, IN OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 2

EXCLUSIVE EASEMENT OVER AND ACROSS THE SOUTHWESTERLY 20 FEET OF THAT CERTAIN REAL PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1: LOTS 77 AND 106, IN BLOCK FIVE, ACCORDING TO THE TRUSTEES MAP OF GENOA, MADE SEPTEMBER A.D. 1874.

PARCEL NO. 2 BEGIN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 10 TOWNSHIP 13 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

THIS EASEMENT IS GRANTED ONLY TO THE GRANTEE HEREIN, FAMILY MEMBER AND/OR INVESTED GUESTS OF THE GRANTEE HEREIN FOR THE FOLLOWING PURPOSES.

1. INGRESS AND EGRESS
2. PUBLIC UTILITIES

GRANTEE HEREIN SHALL PAVE AND MAINTAIN A MINIMUM OF 10 FEET IN WIDTH THE ENTIRE LENGTH OF THE HEREIN DESCRIBED EASEMENT, BUT NO TIME SHALL THE INTEGRITY OF THE EXISTING ROCK WALL LOCATED AT THE MOST SOUTHERLY PORTION OF SAID EASEMENT BE DISTURBED.

GRANTOR HEREIN RESERVED THE RIGHT TO USE THE EASEMENT FOR INGRESS AND EGRESS FOR GRANTOR HEREIN AND ITS FAMILY MEMBERS AND/ OR INVITED GUESTS AND FOR PUBLIC UTILITIES.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED

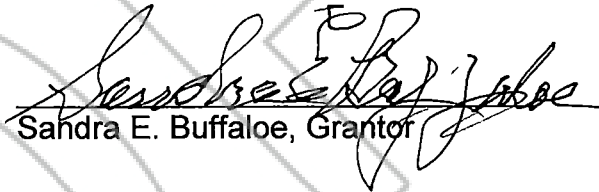
PRECIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 04, 2008, IN BOOK 908, PAGE 762, AS INSTRUMENT NO. 729375.

Also known as 194 Candy Dance Lane, Genoa, Nevada.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all water rights and mineral rights if any, in, on, under, or appurtenance to said property and all fixtures and improvements thereon. To have and to hold all and singular the premises together with the appurtenances, unto Grantees, and to her successors and assigns forever.

Grantor warrant for herself, heirs, executors and administrators that the above-described property is free from restrictions, liens, and encumbrances save those of record on the day and year first above written.

IN WITNESS WHEREOF, Grantor have caused this Indenture to be executed on the day and year first above written.

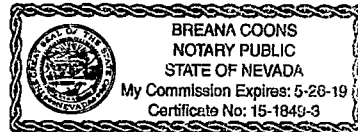

Sandra E. Buffaloe, Grantor

STATE OF NEVADA)
) ss:
CARSON CITY)

On this 1st day of October, 2018, personally appeared before me, a Notary Public, Sandra E. Buffaloe, personally known or proven to me to be the person whose names are subscribed to the above instrument, GRANT DEED, and who acknowledged that they executed the instrument.



NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-09-801-016
- 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 OK - JES</u>

3. Total Value/Sales Price of Property:

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer

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 Sandra E. Buffaloe Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Ronald E. & Sanra E. Buffaloe
 Address: 194 Candy Dance Lane
 City: Genoa
 State: NV Zip: 89411

(REQUIRED)
 Print Name: Sandra E. Buffaloe, Trustee
 Address: 194 Candy Dance Lane
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Dyer Lawrence, LLP Escrow # _____
 Address: 2805 Mountain Street
 City: Carson City State: NV Zip: 89703