

Assessor's Parcel No.: 1320-29-118-020

Recording requested by and when recorded, return to:

Fennemore Craig, P.C.  
300 E. Second Street, Suite 1510  
Reno, NV 89501

Mail Tax bills to:

Lura M. Ryden and Paul S. Ryden, Trustees  
3315 Peachtree Industrial Blvd Apt 102  
Duluth, GA 30096

The undersigned hereby affirms that the attached document, including any exhibits, submitted for recording does not contain the personal information (as defined in NRS 603A.040) of any person or persons. (Per NRS 239B.030)

### Grant, Bargain and Sale Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Lura M. Ryden and Paul Sigfrid Ryden, Co-Trustees of The Paul M. Ryden and Lura M. Ryden Family Trust, dated October 8, 1981, as amended and restated ("Grantor") does hereby grant, bargain, sell and convey to Lura M. Ryden and Paul S. Ryden, or their successor(s), as Co-Trustees of the Survivor's Trust created under the Paul M. Ryden and Lura M. Ryden Family Trust dated October 8, 1981, as amended and restated, 3315 Peachtree Industrial Blvd, Apt 102, Duluth, GA 30096 ("Grantee"), all of its right, title and interest in and to that real property situate in the County of Douglas, State of Nevada, which is more particularly described as follows:

Parcel 1:

Unit 153, as shown on the Official Plat of WINHAVEN, UNIT NO. 4, PHASE B, filed for record in the Office of the County Recorder, recorded August 19, 1993, in Book 893 of Official Records, at page 3899, Douglas County, Nevada, as Document No. 315527.

Parcel 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

Together with all tenements, hereditaments and appurtenances thereto belonging or appertaining, and subject to those exceptions and restrictions of record.

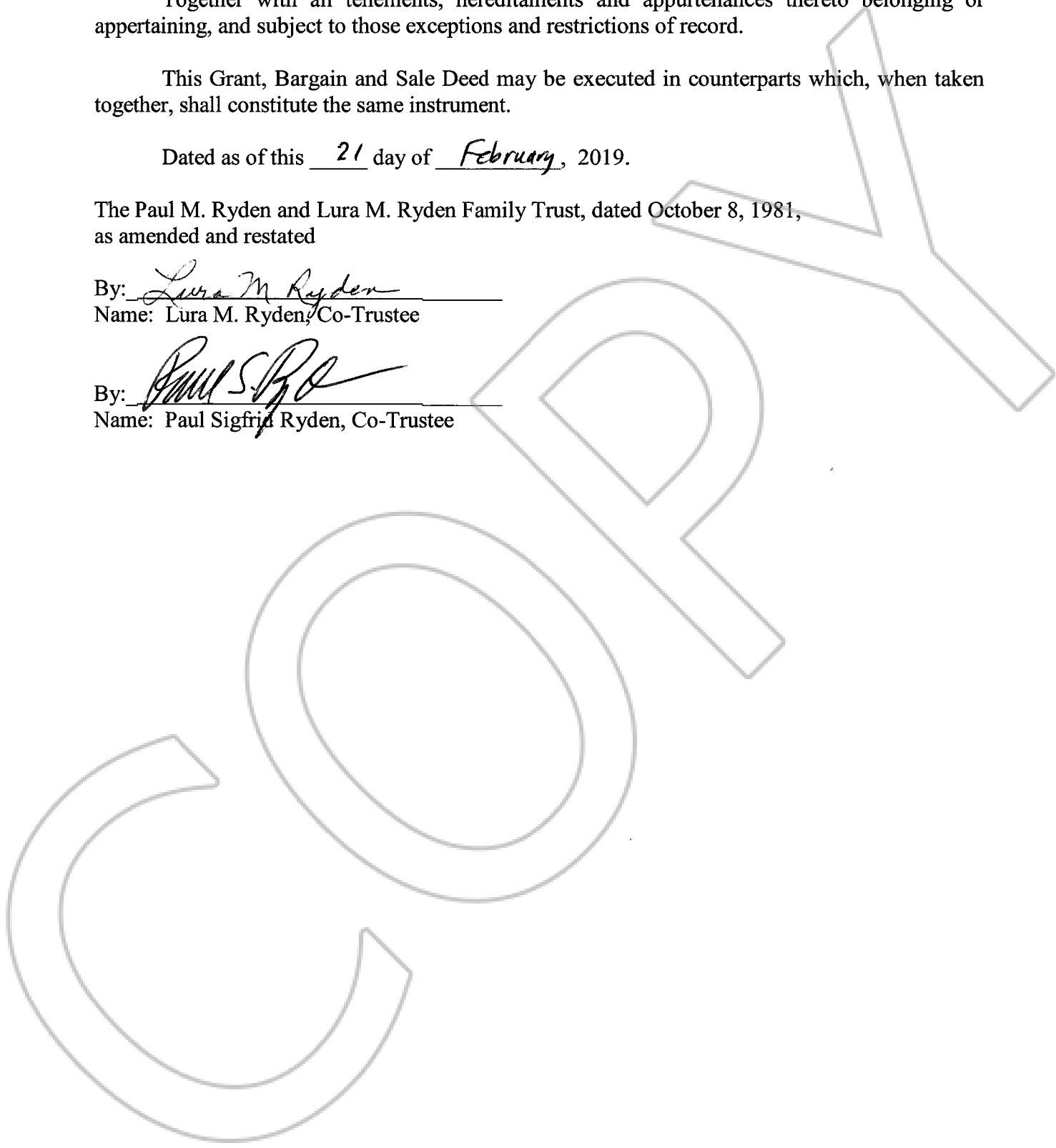
This Grant, Bargain and Sale Deed may be executed in counterparts which, when taken together, shall constitute the same instrument.

Dated as of this 21 day of February, 2019.

The Paul M. Ryden and Lura M. Ryden Family Trust, dated October 8, 1981,  
as amended and restated

By: Lura M. Ryden  
Name: Lura M. Ryden, Co-Trustee

By: Paul S. Ryden  
Name: Paul Sigfrid Ryden, Co-Trustee

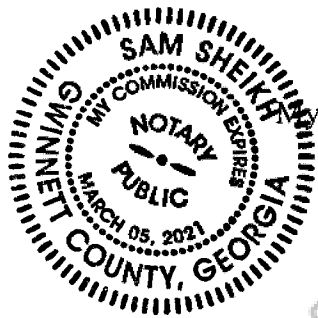


STATE OF Georgia

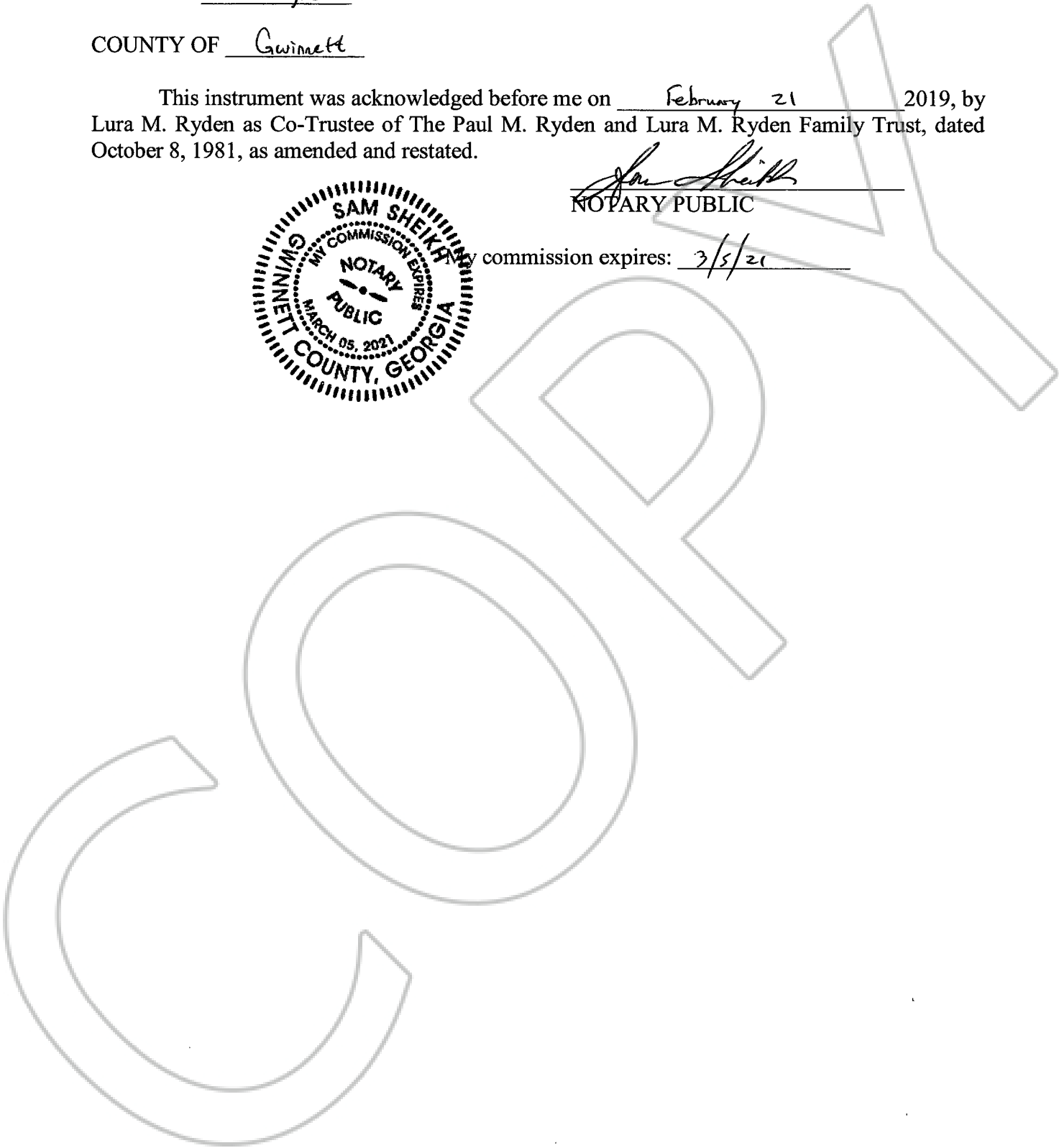
COUNTY OF Gwinnett

This instrument was acknowledged before me on February 21 2019, by Lura M. Ryden as Co-Trustee of The Paul M. Ryden and Lura M. Ryden Family Trust, dated October 8, 1981, as amended and restated.

*Sam Sheikht*  
NOTARY PUBLIC



commission expires: 3/5/21



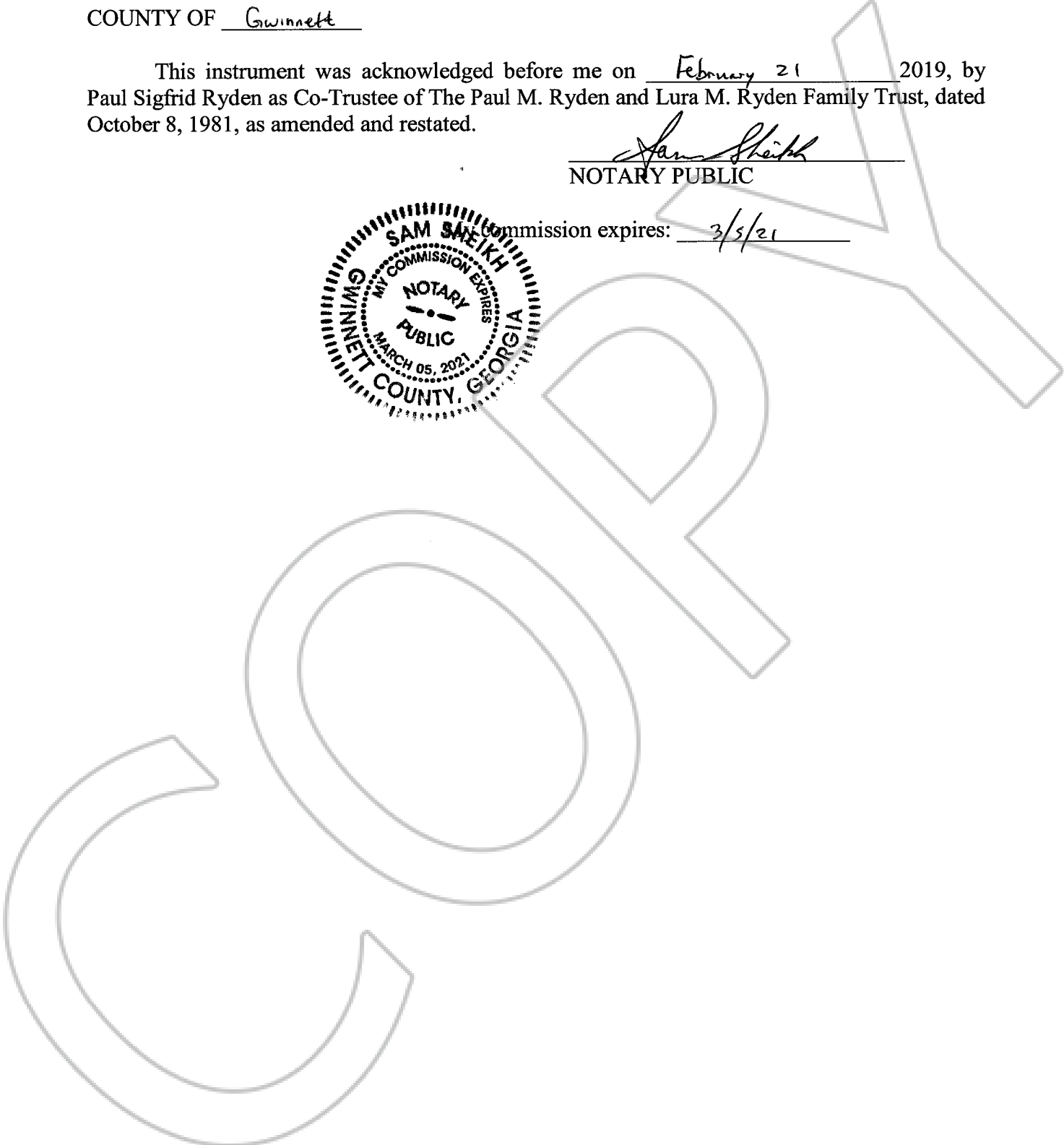
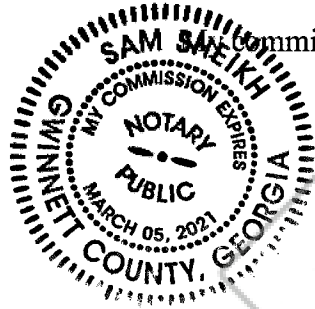
STATE OF Georgia

COUNTY OF Gwinnett

This instrument was acknowledged before me on February 21 2019, by Paul Sigfrid Ryden as Co-Trustee of The Paul M. Ryden and Lura M. Ryden Family Trust, dated October 8, 1981, as amended and restated.

*Sam Sheikh*  
NOTARY PUBLIC

My commission expires: 3/5/21



# STATE OF NEVADA DECLARATION OF VALUE

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

- a) 1320-29-118-020
- 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        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>Trust ok BC</u>

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

\$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 0.00  
 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 from trust to its subtrust

**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 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 Co-Trustee  
 Signature [Signature] Capacity Co-Trustee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED) The Paul M. Ryden and Lura M. Ryden Family Trust  
 Print Name: \_\_\_\_\_  
 Address: 3315 Peachtree Ind. Blvd, #102  
 City: Duluth  
 State: GA Zip: 30096

(REQUIRED) The Survivor's Trust created under the Paul M. Ryden and Lura M. Ryden Family Trust  
 Print Name: \_\_\_\_\_  
 Address: 3315 Peachtree Industrial Blvd, Apt. 102  
 City: Duluth  
 State: GA Zip: 30096

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Colleen Dolan, Esq., Fennemore Craig, P.C. Escrow # \_\_\_\_\_  
 Address: 300 E. Second St., Suite 1510  
 City: Reno State: NV Zip: 89501