

APN: 1319-22-000-003

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:

The Neita L. Montague Living Trust
3423 Skyline Blvd
Reno, Nevada 89509

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

_____ /

GRANT DEED

NEITA MONTAGUE, an unmarried woman ("Grantor"), hereby grants, bargains, and sells to NEITA LOY MONTAGUE (aka NEITA LOY KEARNS), as Trustee under THE NEITA L. MONTAGUE LIVING TRUST dated March 1, 2017 ("Grantee"), Grantor's entire right, title and interest, in the real property located in Douglas County, Nevada, and more particularly described as follows:

An undivided 1/2142nd interest in and to all that real property situate in the County of Douglas, State of Nevada, described as:

ADJUSTED PARCEL F: A parcel of land located within a portion of the West one-half of the Northeast one-quarter (W1/2 NE1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D. M., a found 1985 BLM Brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County,

Nevada as Document No. 211937; thence South 57°32'32" East, 640.57 feet to the POINT OF BEGINNING; thence North 80°00'00" East, 93.93 feet; thence North 35°00'00" East, 22.55 feet; thence North 10°00'00" West, 92.59 feet; thence North 80°00'00" East, 72.46 feet; thence South 10°00'00" East, 181.00 feet; thence South 80°00'00" West, 182.33 feet; thence North 10°00'00" West, 72.46 feet to the POINT OF BEGINNING.

(Reference is made to Record of Survey for Walley's Partners Ltd. Partnership, in the Office of the County Recorder of Douglas County, Nevada, recorded on September 17, 1998, in Book 998, at Page 3261, as Document No. 449576.)

Together with those easements appurtenant thereto, and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 044993, and subject to said Declaration; with the exclusive right to use said interest for one Use Period every other year in odd-numbered years in accordance with said Declaration.

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: May 8, 2019.

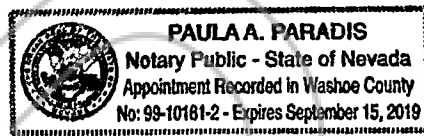

NEITA MONTAGUE

STATE OF NEVADA

COUNTY OF WASHOE

This Grant Deed was acknowledged before me on May 8, 2019, by
NEITA MONTAGUE.

Paula A Paradis
Notary Public



(The legal description of the property was contained on Grant, Bargain and Sale Deed and was recorded as Document No. 2018-921672 in the official records of the Douglas County Recorder on October 31, 2018.)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-22-000-003
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input 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 checked="" type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
 Notes: Sho119 - Verified Just
AB

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, without consideration

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 Neita Montague Capacity Grantor
 Signature Neita Montague Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: NEITA MONTAGUE
 Address: 3423 SKYLINE BLVD
 City: RENO
 State: NV Zip: 89509

(REQUIRED)
 Print Name: THE NEITA L. MONTAGUE LIVING TRUST
 Address: 3423 SKYLINE BLVD
 City: RENO
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

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