

APNs: 1320-29-201-006 and
a portion of 1320-29-212-063
RETURN RECORDED DEED TO:
ALICIA G. JOHNSON, ESQ.
JOHNSON LAW PRACTICE, PLLC
611 Sierra Rose Dr., Suite A
Reno, NV 89511

GRANTEE/MAIL TAX STATEMENTS TO:
RAYMOND W. VAN WINKLE, JR. and
TONI K. VAN WINKLE, Trustees
1058 Frieda Lane
Minden, NV 89423

The party executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of any
person or persons pursuant to NRS 239B.030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on March 28, 2019, by and
between RAY VANWINKLE JR. and TONI VANWINKLE, husband and wife as joint tenants,
grantors, and RAYMOND W. VAN WINKLE JR. and TONI K. VAN WINKLE, Trustees of
"THE VAN WINKLE FAMILY 2019 TRUST," dated March 28, 2019, grantees,

WITNESSETH:

That the grantors, in consideration of the sum of Ten and No/100 Dollars
(\$10.00), lawful money of the United States, and other good and valuable consideration to them
in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents
grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel
of real property located in Douglas County, State of Nevada, and more particularly described as
follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

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

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

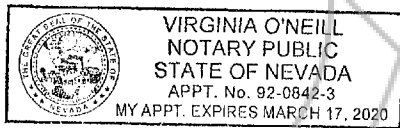
Ray Van Winkle

RAY VAN WINKLE JR.
Toni Van Winkle

TONI VAN WINKLE

STATE OF NEVADA)
 : ss.
WASHOE COUNTY)

On Mar. 28, 2019, personally appeared before me, a notary public, RAY VAN WINKLE and TONI VAN WINKLE, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.



Virginia O'Neill

NOTARY PUBLIC

EXHIBIT "A"

All that certain parcel of real property situate in Douglas County, State of Nevada, more particularly described as follows:

A parcel of land located within the northwest one-quarter of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, described as follows:

Commencing at the south one-quarter corner of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian;

thence North 44°45'27" East, 3764.09 feet;
thence North 89°54'12" East, 687.01 feet;
thence South 89°29'26" East, 324.29 feet;
thence South 89°00'49" East, 226.01 feet to a ½" iron pipe, the POINT OF

BEGINNING;

thence North 00°00'08" West, 221.28 feet;
thence South 80°08'35" East, 40.28 feet;
thence South 80°32'15" East, 98.32 feet;
thence North 88°24'23" East, 98.23 feet;
thence South 89°06'42" East, 7.62 feet;
thence South 00°59'11" West, 204.97 feet;

thence along the south boundary of the parcel described in Deed recorded January 25, 2005 in the office of Recorder, Douglas County, Nevada in Book 105, at Page 8455, North 89°00'49" West, 238.98 feet to the POINT OF THE BEGINNING, containing 49,923 square feet, more or less.

The basis of bearing of this description is South 88°34'40" East, a portion of the south line of Block "A" as shown on the Map for Winhaven Unit No.1 recorded January 13, 1989 in said office of Recorder as Document No. 194373.

(Pursuant to NRS 111.312 this legal description was previously recorded as Document 2006-675916 on May 25, 2006)

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-29-201-006
 b. portion of 1320-29-212-063
 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 |
| Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust ~ A.B. 5/17/19</u>	

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. 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 to a trust without consideration if certificate of trust is presented at the time of transfer

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 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 [Signature] Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ray & Toni VanWinkle
 Address: 1058 Frieda Ln
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Van Winkle Family 2019 Trust
 Address: 1058 Frieda Ln
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: JOHNSON LAW PRACTICE Escrow # _____
 Address: 611 Sierra Rose Dr, Ste A
 City: Reno State: NV Zip: 89511