

APN: 1219-15-002-065
RETURN RECORDED DEED TO:
ALICIA G. JOHNSON, ESQ.
ANDREA K. PRESSLER, ESQ.
JOHNSON LAW PRACTICE, PLLC
611 Sierra Rose Dr., Suite A
Reno, NV 89511

GRANTEE/MAIL TAX STATEMENTS TO:
JEFFREY N. FINE and
CONSTANCE M. KEATING, Trustees
378 Jones Lane
Gardnerville, NV 89460

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 5/29, 2019, by and between JEFFREY FINE and CONNIE KEATING, husband and wife as joint tenants with right of survivorship, grantors, and JEFFREY N. FINE and CONSTANCE M. KEATING, Trustees of "THE FINE KEATING FAMILY 2019 TRUST," dated May 29, 2019, grantees,

WITNESSETH:

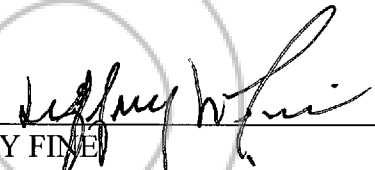
That the grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, 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.)

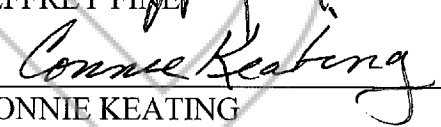
TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

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.



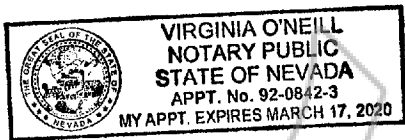
 JEFFREY FINE




 CONNIE KEATING

STATE OF NEVADA)
 : ss.
 WASHOE COUNTY)

On May 29, 2019, personally appeared before me, a notary public, JEFFREY FINE and CONNIE KEATING, 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.





 NOTARY PUBLIC

EXHIBIT "A"

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

PARCEL 1:

Parcel 4A of Parcel Map #1 LDA 04-092 for MIKE HICKEY CONSTRUCTION, INC., filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on September 20, 2006, in Book 0906, Page 6316, as Document no. 684783, Official Records.

PARCEL 2:

An easement 50.00 feet in width for roadway and utility purposes (Jones Lane, an exclusive private road), the centerline of which is more particularly described as follows, to wit:

Beginning at the True Point of Beginning of Parcel 1 of that certain Grant, Bargain, Sale Deed recorded September 10, 2004, in Book 904, Page 3617, as Document No. 623837, of Official Records, Douglas County, Nevada;

thence South $42^{\circ}50'14''$ West a distance of 445.75 feet to a point of curvature;

thence Westerly along a curve to the right an arc distance of 165.46 feet, said curve subtends a central angle of $47^{\circ}24'02''$ and has a radius of 200.00 feet;

thence North $89^{\circ}45'44''$ West a distance of 412.21 feet to the West boundary of Parcel 1 of that certain Grant, Bargain, Sale Deed recorded September 10, 2004, in Book 904, page 3617, as Document No. 623837, of Official Records, Douglas County, Nevada and to a point of ending.

Being Assessor's Parcel Number: 1219-15-002-065

(Pursuant to NRS 111.312 this legal description was previously recorded as Document 2017-900891 on 06/30/2017, Official Records, Douglas County, Nevada)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-15-002-065
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - JS

- 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 Constance M. Keating Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jeffrey Fine/Connie Keating
 Address: 378 Jones Lane
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: FINEKEATINGFAMILY2019TR
 Address: 378 Jones Lane
 City: Gardnerville
 State: NV Zip: 89460

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