

APN# 1319-10-401-008

Recording Requested by/Mail to:

Name: Allison MacKenzie, Ltd.

Address: 402 North Division St.

City/State/Zip: Carson City, NV 89703

Mail Tax Statements to:

Name: Sheri Walters, Trustee

Address: P.O. Box 58

City/State/Zip: Genoa, NV 89411



KAREN ELLISON, RECORDER

E07

Grant, Bargain and Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

_____.

APN: 1319-10-401-008
RETURN RECORDED DEED TO:
JAMES R. CAVILIA, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
Carson City, NV 89703

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 June 10, 2019, by and between, Ranch No. 1 Limited Partnership, a Nevada limited partnership, grantor, and Sheri Walters, Trustee of The Walters Family 2003 Trust, grantee.

WITNESSETH:

That the grantor, 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 it in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, 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 grantee and to her successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

Ranch No. 1 Limited Partnership
A Nevada limited partnership

Lisa A. Lekumberry
Lisa A. Lekumberry
General Partner

STATE OF NEVADA)
 : ss.
CARSON CITY)

On June 10, 2019, personally appeared before me, a notary public, Lisa Lekumberry personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed and who acknowledged to me that she executed the foregoing document.

Lori L. Tonne

NOTARY PUBLIC

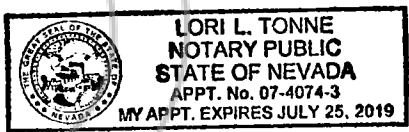


EXHIBIT A

All that certain real property being all of Parcel 3 as shown on that certain Parcel Map No. 1 for Ranch No. 1 Limited Partnership recorded as File No. 2017-906761 on November 9, 2017, in the Official Records of the County of Douglas, State of Nevada, together with a portion of Parcel 6 as shown in that certain Parcel Map No. 2 for Ranch No. 1 Limited Partnership recorded as File No. 2017-906762 on November 9, 2017, in the Official Records of the County of Douglas, State of Nevada, situate within a portion of the South One-Half (S 1/2) of Section Ten (10), Township Thirteen (13) North, Range Nineteen (19) East, Mount Diablo Meridian, County of Douglas, State of Nevada more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel 3;

THENCE along the northerly line of said Parcel 3, South $86^{\circ}34'15''$ East, 278.44 feet to the northeast corner of said Parcel 3 and the centerline of the private access easement shown as Trimmer Court on said Parcel Map No. 1;

THENCE along said centerline, South $00^{\circ}38'39''$ West, 547.73 feet to the beginning of a curve to the right, having a radius of 150.00 feet;

THENCE continuing along said centerline, along said curve, a distance of 161.22 feet, through a central angle of $61^{\circ}34'59''$;

THENCE continuing along said centerline, South $62^{\circ}13'38''$ West, 29.84 feet to the easterly right-of way of State Route 206;

THENCE along said right-of way line, North $27^{\circ}46'22''$ West, 364.59 feet to a westerly corner of said Parcel 6;

THENCE along the westerly line of said Parcel 6 and continuing along the westerly line of said Parcel 3, North $00^{\circ}40'51''$ East, 386.72 feet to the **POINT OF BEGINNING** and the end of this description.

Containing 3.74 acres, more or less.

The **BASIS OF BEARING** for this description is based upon the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

Prepared by:

Lumos & Associates, Inc.

Gregory S. Phillips, P.L.S. 17616
308 North Curry St., Suite 200
Carson City, NV 89703



State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1319-10-401-008
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: 6/14/19
 Notes: Waived Trust 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: \$ -0-

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 a certificate of trust is presented at the time of transfer. See Affidavit of Certification of Trust.

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: Agent
 Signature: [Signature] Capacity: Agent

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Ranch No. 1 Limited Partnership Print Name: Sheri Walters, Trustee
 c/o Allison MacKenzie, Ltd. c/o Allison MacKenzie, Ltd.
 Address: 402 North Division Street Address: 402 North Division Street
 City: Carson City City: Carson City
 State: NV Zip: 89703 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
 Address: 402 North Division Street, P.O. Box 646
 City: Carson City State: NV Zip: 89702