

APN: 1219-10-002-023



00102890201909390950030036

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO:

Philip and Sharon Bushnell
281 Sierra Country Circle
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Philip and Sharon Bushnell
281 Sierra Country Circle
Gardnerville, NV 89460

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That PHILIP SHERWIN BUSHNELL and SHARON MARIE BUSHNELL, husband and wife, and former Trustees of the Bushnell Family 1998 Revocable Trust, dated April 9, 1998, as amended, residing at 281 Sierra Country Circle, Gardnerville, Nevada 89460, hereinafter referred to as GRANTORS, in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the GRANTEES, Philip Sherwin Bushnell and Sharon Marie Bushnell, Trustees of the Bushnell Sierra Sunset Trust, dated December 5, 2019, and to the successor trustees, heirs, and assigns of such GRANTEE(S) forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 281 Sierra Country Circle, Gardnerville, Nevada, 89460 and more particularly described as follows:

Lot 22 of Sierra Country Estates, Phase 2, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 27, 2000 in Book 0100, Page 4088, Document No. 485130.

Together with a private access easement set forth on map of Sierra Country Estates Phase 2.

Subject to (1) all general and special taxes for the current fiscal year, and (2) all covenants, conditions, restrictions, restorations, rights, rights of way and easements now of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof, to be held and managed as the community property of the two Grantors.

WITNESS OUR HANDS this 5th day of December, 2019.

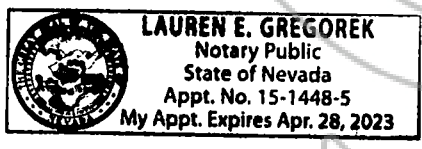
Philip Sherwin Bushnell
PHILIP SHERWIN BUSHNELL

Sharon Marie Bushnell
SHARON MARIE BUSHNELL

STATE OF NEVADA)
): ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 5th day of December 2019, by **Philip Sherwin Bushnell** and **Sharon Marie Bushnell**.

Lauren E. Gregorek
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1219-10-002-023
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>TRUST OR BL</u>	

3. Total Value/Sales Price of Property: \$ N/A
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ N/A

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # (7)
 b. Explain Reason for Exemption: transfer to trust
WITHOUT CONSIDERATION

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 Philip Bushnell Capacity owner and trustee
 Philip Sherwin Bushnell

Signature Sharon Marie Bushnell Capacity owner and trustee
 Sharon Marie Bushnell

SELLER (GRANTOR) INFORMATION

(REQUIRED) Philip Sherwin Bushnell
 and Sharon Marie Bushnell
 Print Name: _____
 Address: 281 Sierra Country Circle
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED) Philip Sherwin Bushnell
 and Sharon Marie Bushnell, Trustees
 Print Name of the Bushnell Sierra Sunset Estate
Trust
 Address: 281 Sierra Country Circle
 City: Gardnerville UDT Dec.5
 State: NV Zip: 89410 2019

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: D'TERRA LAW, LLC Escrow # _____
 Address: 1692 County Road #C
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)