

A.P.N.: 1022-18-002-004  
File No: 143-2578537 (mk)  
R.P.T.T.: \$2,262.00

When Recorded Mail To: Mail Tax Statements To:  
Jerry A. Cunningham, Jr.  
2501 Roble Ave  
Modesto, CA 95354

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Dean Leonard Davison, Trustee of the Dean Leonard Davison Family Trust dated  
November 28, 2016

do(es) hereby *GRANT, BARGAIN and SELL* to

Jerry A. Cunningham, Jr., an unmarried man

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 35, IN BLOCK A, AS SHOWN ON THE OFFICIAL MAP OF HOLBROOK HIGHLANDS,  
ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 22, 1978, IN BOOK  
378, PAGE 1422 AS DOCUMENT NO. 18825.**

*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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now  
of record.

Date: 11/18/2019

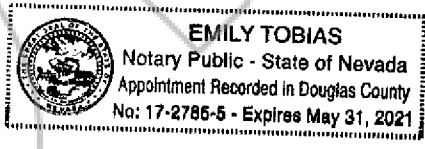
Dean Leonard Davison, Trustee of the Dean  
Leonard Davison Family Trust dated November  
28, 2016

Dean Leonard Davison, TRUSTEE  
Dean Leonard Davison, Trustee

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

This instrument was acknowledged before me on 12-17-19 by  
DEAN LEONARD DAVISON AS TRUSTEE

Emily Tobias  
Notary Public  
(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**November 18, 2019** under Escrow No. **143-2578537**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-18-002-004
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$580,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$580,000.00
- d) Real Property Transfer Tax Due \$2,262.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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]  
Signature: \_\_\_\_\_

Capacity: agent  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Davison Family Trust 2016  
Address: 3253 Highland Way  
City: Gardnerville  
State: NV Zip: 89410

Print Name: Jerry A. Cunningham, Jr.  
Address: 2501 Roble Ave  
City: Modesto  
State: CA Zip: 95354

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Print Name: Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2578537 mk/ mk  
State: NV Zip: 89423

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