

APN: 1420-06-401-019

**Return Document to:**  
Cross Law Group  
611 Sierra Rose Drive, Suite B  
Reno, NV 89511

**Send tax statements to:**  
Jeremme and Tova McGilvray, Trustees  
517 W. Second Street  
Carson City, NV 89703



KAREN ELLISON, RECORDER

E07

## GRANT, BARGAIN, AND SALE DEED

*FOR NO CONSIDERATION*, the receipt and adequacy of which is hereby acknowledged, the Grantor JEREMME MCGILVRAY, who acquired title as an unmarried man,

Does hereby grant, bargain, sell, and convey unto the Grantees JEREMME ALLEN MCGILVRAY and TOVA MICHELLE MCGILVRAY, Trustees of The McGilvray Family Trust, U/D/T/ January 9, 2020, the real property situated in the County of Douglas County, State of Nevada, and legally described as follows:

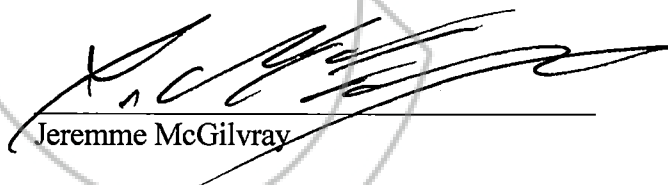
SEE EXHIBIT "A"

*SUBJECT to* current taxes and other assessments, all covenants, conditions, restrictions, reservations, rights, and easements now of record.

*TO HAVE AND TO HOLD* the said premises 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.

Dated this 9th day of January, 2020.

Signed, sealed, and delivered by:

  
Jeremme McGilvray

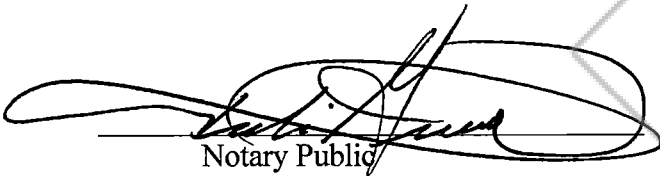
ACKNOWLEDGMENT

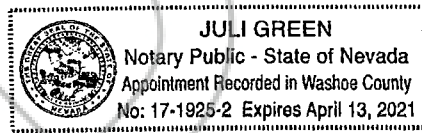
STATE OF NEVADA        )  
  ) ss.  
COUNTY OF WASHOE    )

On this 9th day of January, 2020, JEREMME MCGILVRAY personally appeared before me and proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the same in their authorized capacities.

Witness my hand and official seal.

[ S E A L ]

  
Notary Public

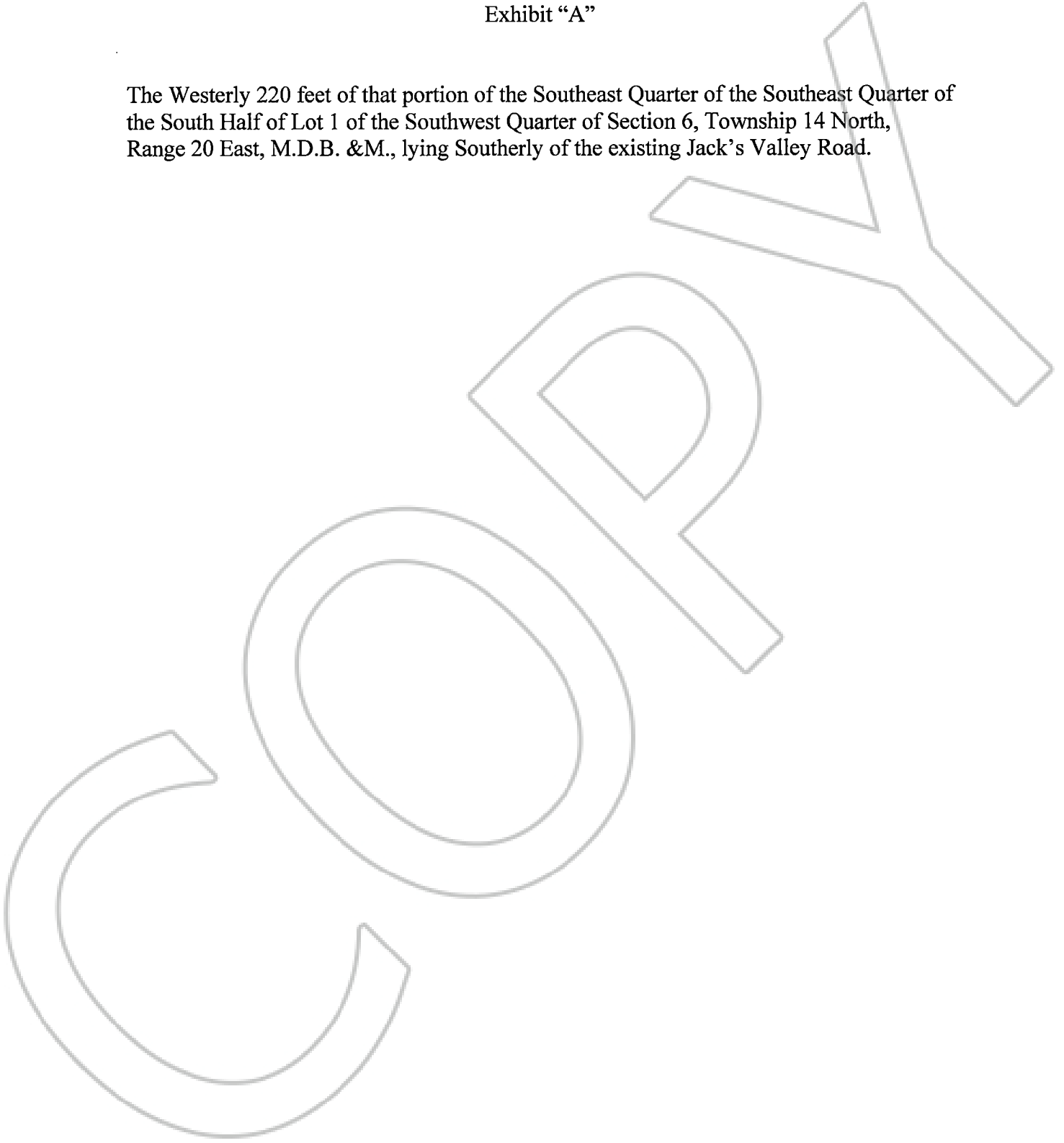


This Notary Acknowledgement is attached to the Grant Deed dated 1-9-2020

**LEGAL DESCRIPTION**

Exhibit "A"

The Westerly 220 feet of that portion of the Southeast Quarter of the Southeast Quarter of the South Half of Lot 1 of the Southwest Quarter of Section 6, Township 14 North, Range 20 East, M.D.B. &M., lying Southerly of the existing Jack's Valley Road.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):  
 a. 1420-06-401-019  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Townhouse              d)  2-4 Plex  
 e)  Apt. Bldg                              f)  Comm'l/Ind'l  
 g)  Agricultural                        h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust</u>	

3. a. Total Value /Sales Price of Property: \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$ 0.00)  
 c. Transfer Tax Value: \$ 0.00  
 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 or from a trust without consideration if a certificate of trust is present at the time of transfer.

- 5 Partial Interest: Percentage being transferred: 100%

The undersigned declare and acknowledge, 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: Attorney  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Jeremme McGilvray  
 Address: 517 W. Second Street  
 City: Carson City  
 State: Nevada Zip: 89703

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

Print Name: Jeremme A. McGilvray and Tova Michelle McGilvray, Trustees  
 Address: 517 W. Second Street  
 City: Carson City  
 State: Nevada Zip: 89703

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

Print Name: Cross Law Group, PC Escrow #: \_\_\_\_\_  
 Address: 611 Sierra Rose Drive, Suite B  
 City: Reno State: NV Zip: 89511

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