

A.P.N.: 1320-33-717-017  
File No: 143-2583057 (mk)  
R.P.T.T.: \$1,706.25

DOUGLAS COUNTY, NV  
RPTT:\$1706.25 Rec:\$40.00  
\$1,746.25 Pgs=2  
02/21/2020 01:44 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
The Osborne Family Trust  
P.O. Box 80807  
Fairbanks, AK 99708

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

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

Donald M. Smith and Sandra L. Smith, Co-Trustees of the Donald M. and Sandra L. Smith Trust

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

Daniel L. Osborne and Rita S. Osborne, trustees of The Osborne Family Trust, dated March 10, 2017

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

**LOT 5 IN BLOCK A, OF CHICHESTER ESTATES PHASE 9 FINAL SUBDIVISION MAP# 1006-9 ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON NOVEMBER 27, 2001 IN BOOK 1101, AT PAGE 7916 AS DOCUMENT NO. 528504 AND AS AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 15, 2002, IN BOOK 202, PAGE 5302 AS INSTRUMENT NO. 534879 OF OFFICIAL RECORDS.**

*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: 01/31/2020

Donald M., Smith and Sandra L. Smith, Co-Trustees of the Donald M. Smith and Sandra L. Smith Trust

*Donald M. Smith*

Donald M. Smith, Co-Trustee

*Sandra L. Smith*

Sandra L. Smith, Co-Trustee



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

This instrument was acknowledged before me on 2-19-2020 by **Donald M. Smith and Sandra L. Smith, as Co-Trustees.**

*Emily Tobias*

Notary Public

(My commission expires: 5/31/21)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 31, 2020** under Escrow No. **143-2583057.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-33-717-017  
 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: \$437,500.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$437,500.00  
 d) Real Property Transfer Tax Due \$1,706.25

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]

Capacity: Agent

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

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

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

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

Print Name: Smith Trust

Print Name: The Osborne Family Trust

Address: 728 Mammoth Way

Address: P.O. Box 80807

City: Gardnerville

City: Fairbanks

State: NV                      Zip: 89460

State: AK                      Zip: 99708

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

First American Title Insurance

File Number: 143-2583057 mk/ et

Print Name: Company

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV                      Zip: 89423

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