

APN: 1418-11-311-008

Recording requested by and
When recorded return to:
Robert E. Armstrong, Esq.
McDonald Carano LLP
100 W. Liberty St., 10th Floor
Reno, NV 89501

Mail Future Tax Statements To:
Richard G. Wolford and Karen O'Connor Wolford, Trustees
Wolford Community Property Trust
1964 Glenbrook House Road
Glenbrook, NV 89413

GIFT DEED

In consideration of love and affection, RICHARD G. WOLFORD and KAREN O'CONNOR WOLFORD, as Co-Trustees of the WOLFORD COMMUNITY PROPERTY TRUST (u/t/a: December 24, 2009) ("Donor"), do hereby grant, gift and convey to RICHARD G. WOLFORD as Trustee of THE RICHARD G. WOLFORD TRUST (u/t/d: March 19, 2003) ("Donee") as his sole and separate property all of the real property situated in the County of Douglas, State of Nevada, commonly known as 1964 Glenbrook House Road, Glenbrook, Nevada, which is more particularly described in Exhibit "A" attached hereto and made a part hereof.

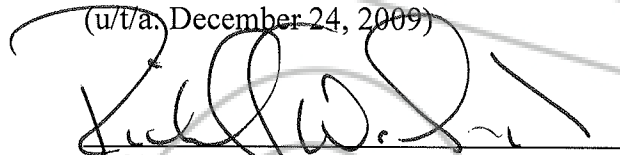
TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

[Remainder of Page Intentionally Left Blank]

This Gift Deed is subject to the terms of that certain Gift and Transmutation Agreement dated February 18, 2020 entered into by and between Donor and Donee, with regard to that certain improved real property described on Exhibit "A" attached hereto.

DONOR:

WOLFORD COMMUNITY PROPERTY TRUST
(u/t/a, December 24, 2009)


RICHARD G. WOLFORD, Co-Trustee


KAREN O'CONNOR WOLFORD, Co-Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on February 18th, 2020 by RICHARD G. WOLFORD and KAREN O'CONNOR WOLFORD.


NOTARY PUBLIC

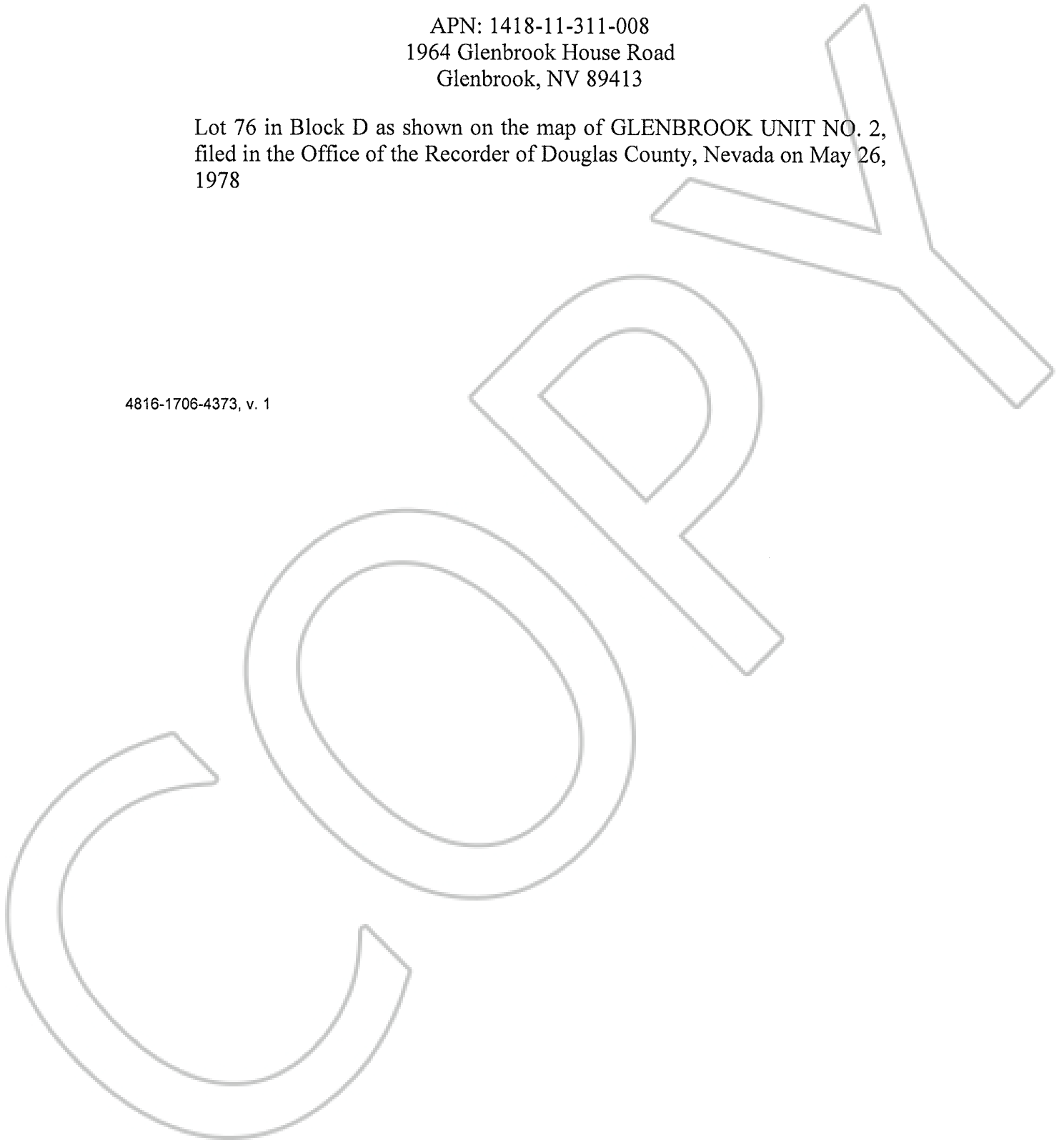


Exhibit "A"
Legal Description of Property

APN: 1418-11-311-008
1964 Glenbrook House Road
Glenbrook, NV 89413

Lot 76 in Block D as shown on the map of GLENBROOK UNIT NO. 2,
filed in the Office of the Recorder of Douglas County, Nevada on May 26,
1978

4816-1706-4373, v. 1



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1418-11-311-008
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
 Notes: 3/16/20 Trust Ok~A.B.

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Property is transferred Richard G. Wolford as Trustee of The Richard G. Wolford Trust, Without Consideration

5. Partial Interest: Percentage being transferred: 100 %

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 [Handwritten Signature] Capacity for Grantor/Grantee
 Signature _____ Capacity _____

<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
<small>The Wolford Community Trust Richard G. Wolford co-trustee</small>	<small>(REQUIRED) Richard G. Wolford Trust, Trustee</small>
Print Name: <u>Karen O'Connor Wolford coTrust</u>	Print Name: <u>The Richard G. Wolford Trust</u>
Address: <u>1964 Glenbrook House Road</u>	Address: <u>1964 Glenbrook House Road</u>
City: <u>Glenbrook</u>	City: <u>Glenbrook</u>
State: <u>NV</u> Zip: <u>89413</u>	State: <u>NV</u> Zip: <u>89413</u>

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: McDonald Carano LLP **Escrow #** _____
Address: P.O. Box 2670
City: Reno **State:** Nevada **Zip:** 89505

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)