

APN: 1418-34-110-042
Recording Requested and Mail To:



JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703

KAREN ELLISON, RECORDER

E07

Affiant's Address/Mail Tax Statements To:

Debra L. Winne Jeppson, Trustee
DONALD W. WINNE AND DORIS L.
WINNE FAMILY TRUST
1944 Ash Canyon Road
Carson City, NV 89703

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on May 13th, 2020, by and between DEBRA L. WINNE JEPSON, Successor Trustee of the DONALD W. WINNE AND DORIS L. WINNE FAMILY TRUST dated May 27, 1994, Grantor, and DEBRA L. WINNE JEPSON, a married woman as her sole and separate property, as to a twenty-five percent (25%) interest, DONALD W. WINNE, JR., a married man as his sole and separate property, as to a twenty-five percent (25%) interest, DAVID R. WINNE, a married man as his sole and separate property, as to a twenty-five percent (25%) interest, and DONALD W. WINNE, JR. and DAVID R. WINNE, as Successor Co-Trustees of THE DONALD W. WINNE AND DORIS L. WINNE FAMILY TRUST-JASON P. WINNE-GESS Subtrust, as to a twenty-five percent (25%) interest, as tenants in common, Grantees,

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WITNESSETH:

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantees, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:

Lot 5 in Block "B" of Lincoln Park as laid down or delineated in and upon the Official Map or Plat of said Lincoln Park duly certified, acknowledged and approved, and now on file and of record in the office of the County Recorder of Douglas County, Nevada, to which said Official Map or Plat Special reference is hereby made, and the same is hereby made a part hereof.

Pursuant to NRS 111.312(6), this legal description was previously recorded with the Douglas County Recorder's Office on January 23, 2020, as Document No. 2020-941270.

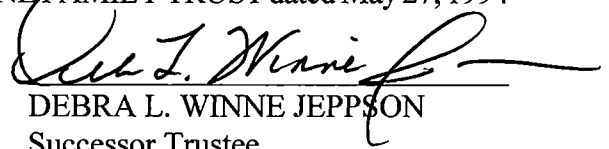
TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

DONALD W. WINNE AND DORIS L.
WINNE FAMILY TRUST dated May 27, 1994

By:

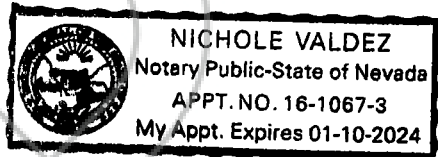


DEBRA L. WINNE JEPPSON
Successor Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF Carson)

On May 13, 2020, personally appeared before me, a notary public, DEBRA L. WINNE JEPPSON, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Grant, Bargain and Sale Deed.

Nichole Valdez
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1418-34-110-042
 - 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>Verified Trust</u>	

- 3. Total Value/Sales Price of Property: \$ \$0.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: \$ _____
- 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 from a trust without consideration.
Certificate of Trust is provided herewith.

5. Partial Interest: Percentage being transferred: \$100.1%

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 _____ Capacity _____ Grantor

Signature _____ Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Donald W. Winne and Doris L. Winne Family
 Print Name: Trust
 Address: 1944 Ash Canyon Road
 City: Carson City
 State: Nevada Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)

Debra Winne, Donald Winne, David Winne, et al
 Print Name: _____
 Address: 1944 Ash Canyon Road
 City: Carson City
 State: Nevada Zip: 89703

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Jennifer Mahe, Esq. Escrow # _____
 Address: 707 N. Minnesota Street, Suite D
 City: Carson City State: NV Zip: 89703

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