

Assessor's Parcel No: 1318-23-218-017

Order No.: 2132014124/117784-RTO

The Grantors declare:
Documentary Transfer Tax is \$1,989.00

When Recorded Mail To:
(Tax Statements Same)
James D. Herr
3641 Walker Park Drive
El Dorado Hills, CA 95762

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Charles Edward Snavelly, Successor Trustee of The Snavelly 2007 Living Trust, dated December 13, 2007

Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

James D. Herr, an unmarried man

All that real property situated in the County of Douglas, State of Nevada, specifically described as follows: See "Exhibit A" attached hereto and made a part hereof.

WITNESS my hand this 26th day of August, 2020.

The Snavelly 2007 Living Trust, dated December 13, 2007

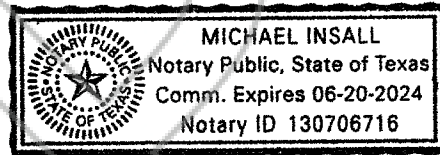
* By: Charles Edward Snavelly
Charles Edward Snavelly, Successor Trustee

STATE OF Texas)
) ss.
COUNTY OF Bexar)

On this 26th day of August, 2020, personally appeared before me, a Notary Public in and for said County and State, Charles Edward Snavelly known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he/she/they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Michael Insall
NOTARY PUBLIC



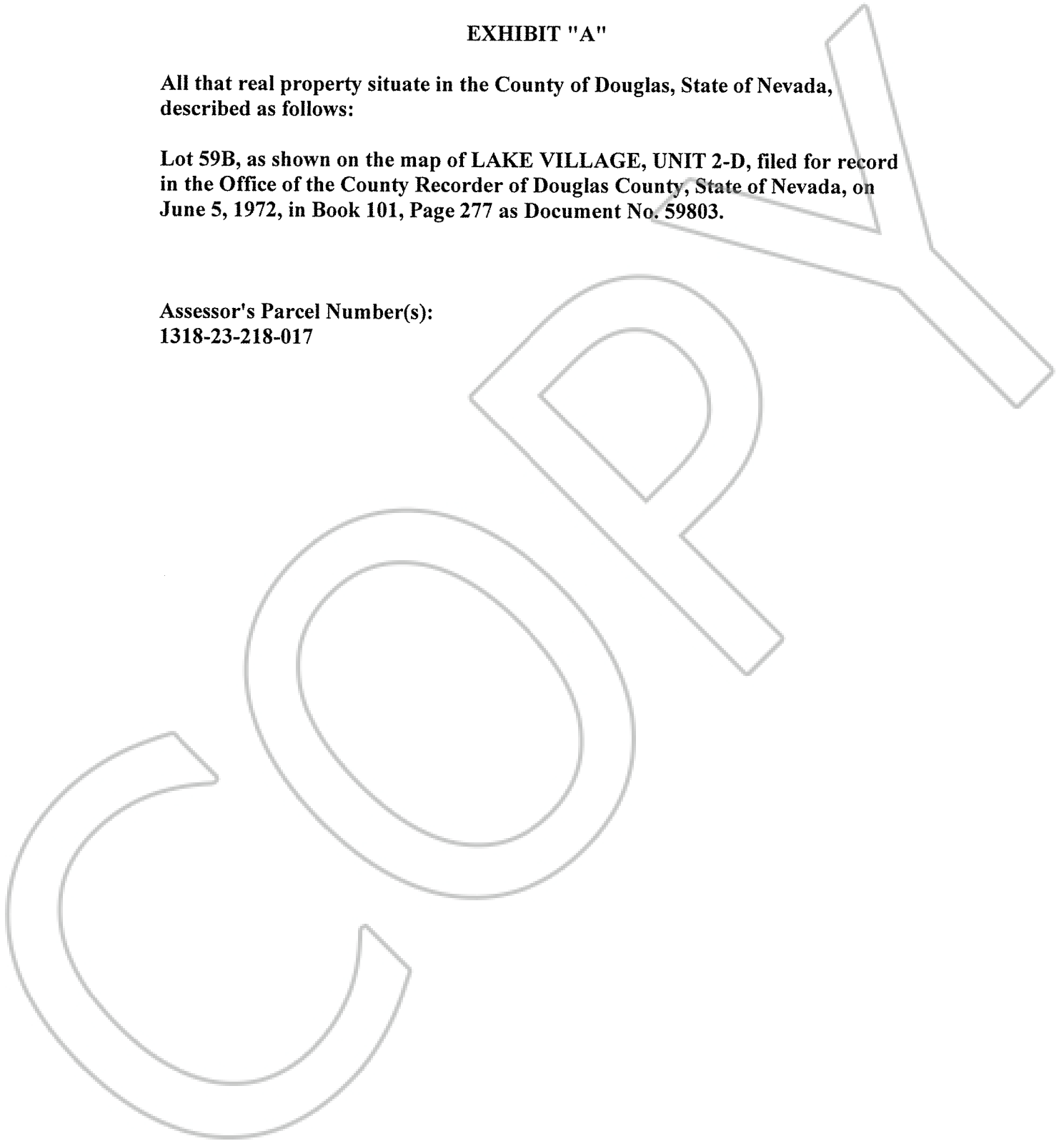
(seal)

EXHIBIT "A"

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

**Lot 59B, as shown on the map of LAKE VILLAGE, UNIT 2-D, filed for record
in the Office of the County Recorder of Douglas County, State of Nevada, on
June 5, 1972, in Book 101, Page 277 as Document No. 59803.**

**Assessor's Parcel Number(s):
1318-23-218-017**



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1318-23-218-017

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
NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$510,000.00
Transfer Tax Value:	\$510,000.00
Real Property Transfer Tax Due:	\$1,989.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 disallowance of any claimed exception, 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: James D. Herr Capacity GRANTEE

Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Charles Edward Snively

Address: 9643 Cafe Terrace

City: San Antonio

State: TX Zip: 78251

BUYER (GRANTEE) INFORMATION

Print Name: James D. Herr

Address: 3641 Walker Park Drive

City: El Dorado Hills

State: CA Zip: 95762

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company Esc. #: 2132014124/117784-RTO

Address: 2482 Lake Tahoe Blvd.

City/State/Zip: South Lake Tahoe, California 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)