

APN# 1220-21-110-064

Recording Requested by:

Name: Frank and Kim Byrd

Address: 758 Sunburst Court

City/State/Zip: Gardnerville, Nevada 89460

When Recorded Mail to:

Name: The Frank and Kim Byrd Trust

Address: 758 Sunburst Court

City/State/Zip: Gardnerville, Nevada 89460

Mail Tax Statement to:

Name: The Frank and Kim Byrd Trust

Address: 758 Sunburst Court

City/State/Zip: Gardnerville, Nevada 89460

(for Recorder's use only)

GRANT, BARGAIN, SALE DEED

(Title of Document)

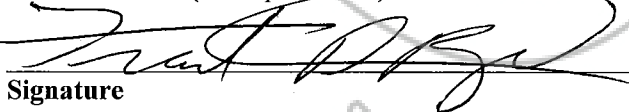
Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)



Signature

Title

Frank D. Byrd

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

APN: 1220-21-110-064

MAIL TAX STATEMENT TO:
The Frank and Kim Byrd Trust
758 Sunburst Court
Gardnerville, Nevada 89460

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, FRANK D. BYRD and KIM M. BYRD, husband and wife as joint tenants, and WESTON C. BYRD, a single man, all as joint tenants ("GRANTOR"), do hereby Grant, Bargain Sell and Convey to FRANK D. BYRD and KIM M. BYRD, Grantors and Trustees, or any Successor Trustee of THE FRANK AND KIM BYRD TRUST, dated September 2, 2020, and any amendments thereto ("GRANTEE"), all the real property located at 758 Sunburst Court, Gardnerville, Nevada 89460, Douglas County, Assessor's Parcel Number 1220-21-110-064, and more particularly described as follows:

Lot 13, as shown on the Final Map of TILLMAN ESTATES, filed in the office of the County Recorder of Douglas County, State of Nevada on April 12, 1994, in Book 494, Page 2192, as Document No. 334956.

APN 1220-21-110-064

TOGETHER WITH all and tenements, hereditaments and appurtenances, including but not limited to, easements and water rights, if any, thereto belonging or in any manner appertaining, and any reversions, remainders, rents, issues, or profits thereof.

TO HAVE AND TO HOLD, the described property, together with the appurtenances, unto the GRANTEE and GRANTEE's successors and assigns forever.

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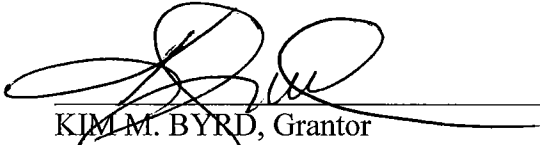
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IN WITNESS WHEREOF, the GRANTOR caused this instrument to be executed on this 2nd day of September, 2020.


FRANK D. BYRD, Grantor



KIM M. BYRD, Grantor

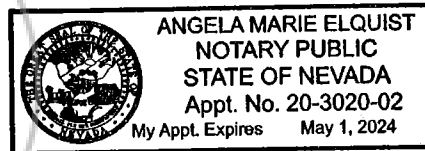

WESTON C. BYRD, Grantor

STATE OF NEVADA)
)ss.
COUNTY WASHOE)

On this 2nd day of September, 2020, before me, a notary public, personally appeared, FRANK D. BYRD, KIM M. BYRD, and WESTON C. BYRD personally known to me or proved on the basis of satisfactory evidence to be the person who subscribed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS by my hand and official seal.


NOTARY PUBLIC, in and for the County of Washoe, State of Nevada



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-21-110-064
- 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 | | |

<p>FOR RECORDERS OPTIONAL USE ONLY</p> <p>Notes: <u>9/2/20 Trust Ok~A.B.</u></p>

3. Total Value/Sales Price of Property:

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$</u>
Transfer Tax Value:	<u>\$</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: This is a transfer of title to a trust, without consideration, and a certificate of trust is presented.

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 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 <u>[Signature]</u>	Capacity <u>Grantor</u>
Signature <u>[Signature]</u>	Capacity <u>Grantee</u>

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Frank and Kim Byrd
 Address: 758 Sunburst Court
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Frank and Kim Byrd Trust, Trustee
 Address: 758 Sunburst Court
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: The Law Office of Angie M. Elquist Escrow # N/A
 Address: 615 South Arlington Avenue
 City: Reno State: Nevada Zip: 89509