

APN: 1220-10-301-010

DOUGLAS COUNTY, NV	2020-953247
RPTT:\$0.00 Rec:\$40.00	09/24/2020 09:45 AM
\$40.00 Pgs=3	
NATIONAL CHRISTIAN FOUNDATION	
KAREN ELLISON, RECORDER	E07

When Recorded Please Return to:
National Christian Foundation Real Property, Inc.
11625 Rainwater Dr., Suite 500
Alpharetta, GA 30009
Attn. Robin Wilsey

MAIL FUTURE TAX STATEMENTS TO:
National Christian Foundation Real Property, Inc.
Post Office Box 524
Alpharetta, GA 30009
Attn. Asset Manager

WARRANTY DEED OF GIFT

THIS WARRANTY DEED OF GIFT ("Deed") is made as of 9/11/20, 2020, by and between WAYNE EVANS TRUSTEE OR HIS SUCCESSORS IN TRUST UNDER THE WAYNE EVANS LIVING TRUST DATED OCTOBER 29, 2018 ("Donor") and NATIONAL CHRISTIAN FOUNDATION REAL PROPERTY, INC. ("Donee"), a Georgia non-profit corporation and tax-exempt organization classified as a public charity pursuant to Sections 501(c)(3) and 509(a)(3) of the Internal Revenue Code of 1986, as amended, whose address is 11625 Rainwater Drive, Suite 500, Alpharetta, Georgia 30009. "Donor" and "Donee" to include their respective successors, legal representatives, and assigns where the context requires or permits.

For and in consideration of the fulfillment of the Donor's charitable intent, Donor, has and by these presents does, give and convey unto the Donee, in fee simple, the real property situated in Douglas County, State of Nevada, commonly known as 1454 Kerry Court, Garnerville, Nevada, 89460 more precisely described on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property forever, with all and singular the rights to the same being, belonging, or in any wise appertaining to only proper use, benefit, and behoof of said Donee forever in FEE SIMPLE;

DONOR COVENANTS AND WARRANTS unto Donee that: (i) Donor is lawfully seized and possessed of the Property in fee simple, subject only to those matters as set forth herein; (ii) Donor has good right to convey the Property to Donee, and (iii) that the title to the Property is marketable, and free and clear of all encumbrances.

AND DONOR WILL WARRANT and forever defend the right and title to the Property unto Donee against the claims of all persons owning, holding or claiming by through or under Donor.

IN WITNESS WHEREOF, Donor has executed this Deed under seal on the date set forth above.

DONOR:

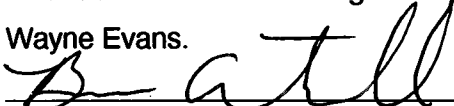
Wayne Evans Trustee or his successors in Trust under
the Wayne Evans Living Trust, dated October 29, 2018



Wayne Evans, Trustee

STATE OF OREGON
COUNTY OF JACKSON

This record was acknowledged before me on (date) Sept 11th 2020 by
Wayne Evans.



Notary Public – State of Oregon

Official Stamp

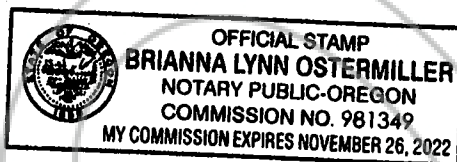


EXHIBIT "A"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL 3 AS SHOWN UPON THAT CERTAIN PARCEL MAP RECORDED MARCH 25, 1975, IN BOOK 375, PAGE 638, DOCUMENT NO. 78991, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT FOR ROADWAY PURPOSES AND INGRESS AND EGRESS AS CREATED IN THOSE CERTAIN ROADWAY AGREEMENTS ENTERED INTO BY AND BETWEEN C.E. SWIFT, ET AL, RECORDED DECEMBER 28, 1961, IN BOOK 10, PAGE 17, AND ALSO RECORDED JANUARY 14, 1964, IN BOOK 21, PAGE 394, BOTH RESPECTIVELY OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OVER A STRIP OF LAND 40 FEET IN WIDTH, BEING 20 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTION 9, 10, 15, AND 16, IN SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., THENCE NORTH 89 DEGREES 48 MINUTES EAST, A DISTANCE OF 1316.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 33 MINUTES 51 SECONDS EAST, 1829.64 FEET; THENCE NORTH 31 DEGREES 26 MINUTES 09 SECONDS WEST, 29.68 FEET; THENCE NORTH 11 DEGREES 33 MINUTES 51 SECONDS EAST, 100 FEET TO THE NORTHERN TERMINUS THEREOF. THE NORTHERN TERMINUS OF SAID 40 FOOT ROADWAY BEING A CURVE WITH A RADIUS OF 50 FEET BEARING NORTH 11 DEGREES 33 MINUTES 51 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 46 DEGREES 51 MINUTES AN ARC DISTANCE OF 40.36 FEET.

Pursuant to NRS 111.312, the above legal description previously appeared in Quitclaim Deed recorded on January 29, 2019, as Document Number 925119.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1220-10-201-010
 - 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: 9/24/20 Trust notice 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: \$ \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: Transfer from Trust without consideration

5. Partial Interest: Percentage being transferred: 100.0%

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 Wayne Evans Capacity Grantor

Signature Bradley Orr Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wayne Evans, Trustee, Wayne Evans Living Trust
Address: 2300 Pine Gate Way
City: White City
State: OR Zip: 97503

Print Name: Bradley Orr, President, National Christian
Address: 11625 Rainwater Dr., Suite 500
City: Alpharetta
State: GA Zip: 30009

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____