

APN: 1419-26-711-006

RECORDING REQUESTED BY:

Branton Balfred Dreyfus
7435 Tyre Dr.
Anchorage, AK 99502

AFTER RECORDATION, RETURN BY MAIL TO:

BBDTCD 2, LLC
7435 Tyre Dr.
Anchorage, AK 99502



KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

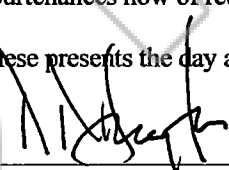
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 13 day of JANUARY, 2021, Branton Balfred Dreyfus and Terri Coons Dreyfus, husband and wife as joint tenants, do hereby Grant, Bargain, Sell and Convey to Branton B. Dreyfus and Terri C. Dreyfus, Trustees of the Dreyfus Family Trust dated April 5, 2020, and to the heirs and assigns of such Grantees forever, their interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.



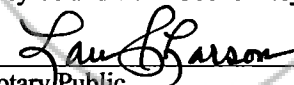
Branton Balfred Dreyfus



Terri Coons Dreyfus

STATE OF Alaska)
) ss.
COUNTY OF 3rd Judicial District)

This instrument was acknowledged before me on the 13th day of January, 2021, by Branton Balfred Dreyfus and Terri Coons Dreyfus.



Notary Public

LAURIE J. LARSON
Notary Public
State of Alaska
My Commission Expires May 8, 2021

EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL 1:

Lot 4 in Block A, as set forth on Final Subdivision Map, Planned Unit Development PD 05-001, Summit Ridge at Genoa Lakes Golf Resort Phase 3A, according to the map thereof, filed in the office of the County Recorder for Douglas County, State of Nevada, on September 12, 2007, in Book 907, Page 2074, as Document No. 709043, Official Records.

PARCEL 2:

Together with the following easements for Access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, in Book 298, Page 4658, as Document No. 433367, Official Records.

A 50 foot wide access irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 204, Page 954, as Document No. 603680, Official Records.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004, in Book 204, Page 4470, as Document No. 604356, Official Records.

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, in Book 1296, Page 4911, as Document No. 403934, Official Records.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property, and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#0S6)", executed by Ronald L. Simek, recorded on February 3, 2004, in Book 204, Page 862, as Document No. 603676, Official Records.

PARCEL 3:

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 305, Page 14366, as Document No. 640526, Official Records.

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006, in Book 506, Page 168, as Document No. 673811, Official Records.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006.in Book 506, Page 347, as Document No. 673835, Official Records.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, Book 506, Page 377, as Document No. 673836, Official Records.

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 706, Page 8118, as Document No. 680413, Official Records.

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records.

Per NRS 111.312, this legal description was previously recorded at Document No.2020-957630 on 12/04/2020..

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-26-711-006
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>1/15/21</u>	
NOTES: <u>TRUSTOR WAFB</u>	

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: Transfer to Trust without consideration

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 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 [Signature] Capacity _____ Grantor

Signature Terri C. Dreyfus Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: BRANTON B. DREYFUS
TERRI COONS DREYFUS
 Address: 7435 Tyre Dr.
 City: Anchorage
 State: AK Zip: 99502

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Branton B. Dreyfus & Terri C. Dreyfus, TTEE
 Address: 7435 Tyre Dr.
 City: Anchorage
 State: AK Zip: 99502

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: JUSTIN M. CLOUSER, ESQ. Escrow # _____
 Address: 1512 Hwy 395 N, Ste. 1
 City: GARDNERVILLE State: NV Zip: 89410

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