

APN: 1420-35-201-040

RECORDING REQUESTED BY:

Christopher Hammer, Trustee
859 Whitney Way
Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

Christopher Hammer & Raymond Hammer
859 Whitney Way
Gardnerville, NV 89460



KAREN ELLISON, RECORDER E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 18 day of Feb, 2021, CHRISTOPHER HAMMER, Successor trustee of THE JAMES C. HAMMER TRUST, DATED December 8, 2008, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to CHRISTOPHER HAMMER, a married man as his sole and separate property, and RAYMOND HAMMER, an unmarried man, as tenants in common, and to the heirs and assigns of such Grantee forever, his 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.

Christopher Hammer
Christopher Hammer, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 18 day of FEBRUARY, 20 21, by Christopher Hammer.

Jodi O. Stovall
Notary Public

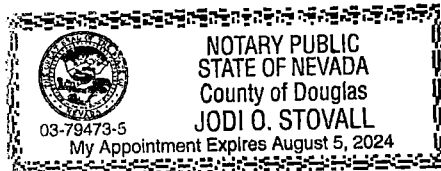


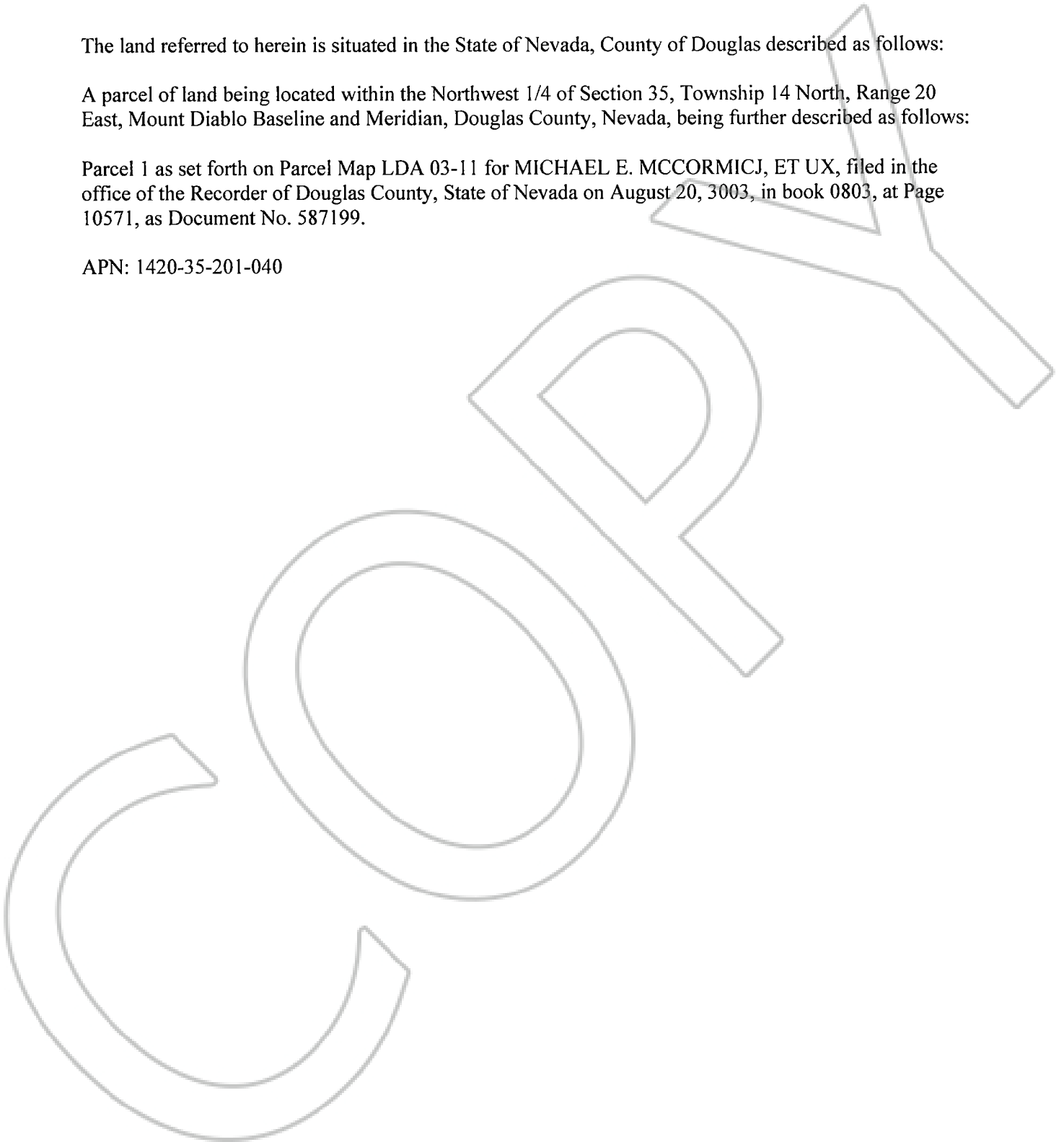
EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

A parcel of land being located within the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, being further described as follows:

Parcel 1 as set forth on Parcel Map LDA 03-11 for MICHAEL E. MCCORMICJ, ET UX, filed in the office of the Recorder of Douglas County, State of Nevada on August 20, 3003, in book 0803, at Page 10571, as Document No. 587199.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-35-201-040
 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: \$ _____
 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 from 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 Christopher Hammer Capacity _____ Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Christopher Hammer, Trustee
 Address: 859 Whitney Way
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christopher Hammer & Raymond Hammer
 Address: 859 Whitney Way
 City: Gardnerville
 State: NV Zip: 89460

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

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

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