

APN: 1319-18-110-001
R.P.T.T.: \$3,861.00
Escrow No.: 21013793-DR
When Recorded Return To:
Mikkel Drue
138 Lasata Ct
Danville, CA 94526

Mail Tax Statements to:
Mikkel Drue
138 Lasata Ct
Danville, CA 94526

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jeffery A. Bailey, as Trustee of the Jeff A. Bailey Trust (created by a Trust Instrument dated May 21, 2018)

do(es) hereby Grant, Bargain, Sell and Convey to

Mikkel Drue, an unmarried man and Trisha Alexander, an unmarried woman, as tenants in common

all that real property situated in the County of Douglas , State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 17 day of FEBRUARY, 2021.

Jeff A. Bailey Trust (created by a Trust Instrument dated May 21, 2018)

BY: Jeffery A. Bailey Trustee
Jeffery A. Bailey, Trustee

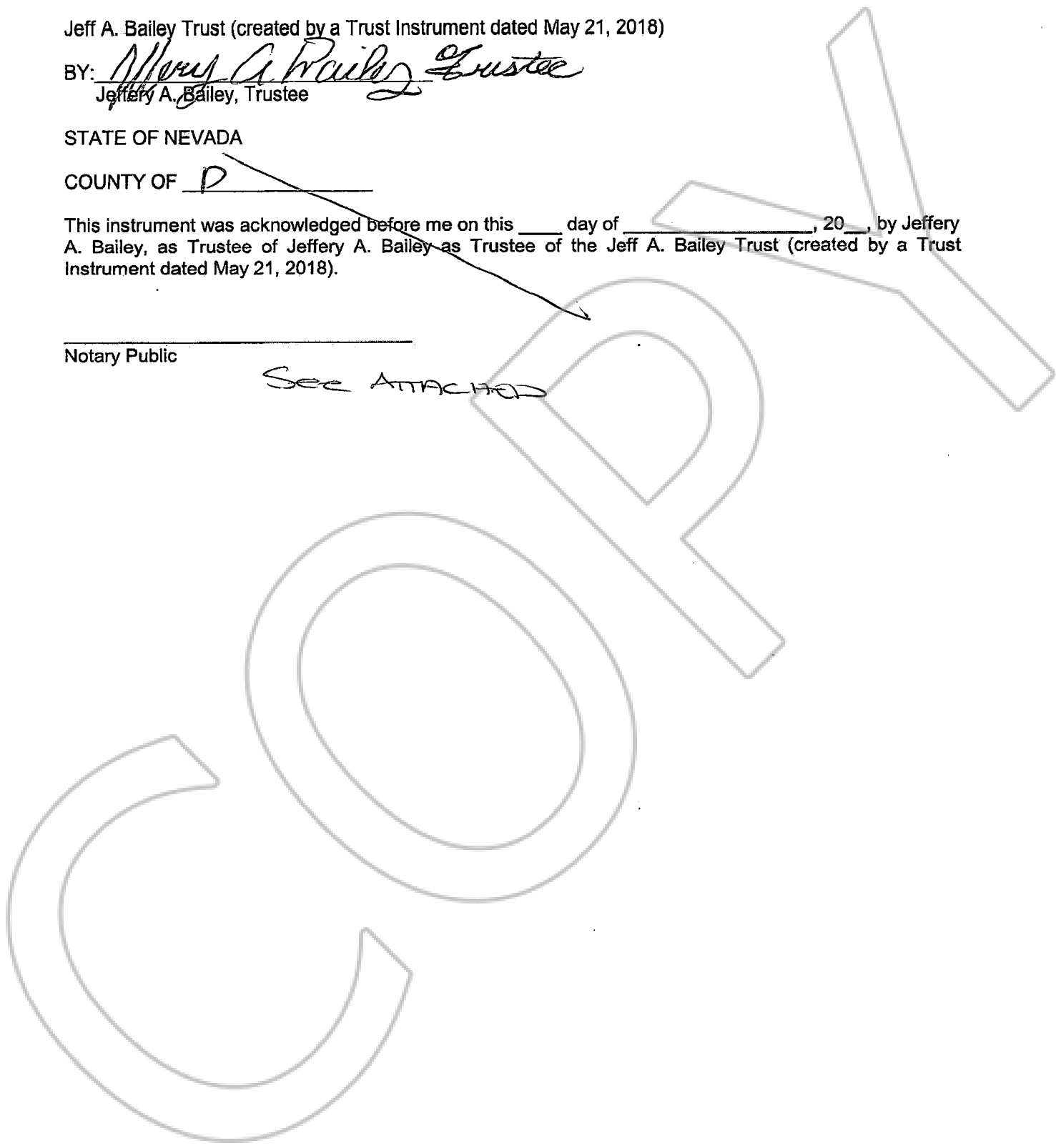
STATE OF NEVADA

COUNTY OF D

This instrument was acknowledged before me on this ___ day of ___, 20___, by Jeffery A. Bailey, as Trustee of Jeffery A. Bailey as Trustee of the Jeff A. Bailey Trust (created by a Trust Instrument dated May 21, 2018).

Notary Public

SEE ATTACHED



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF EL DORADO)

On FEB 17, 2021 before me, SUSAN RAY NOTARY PUBLIC
DATE INSERT NAME, TITLE OF OFFICER + E.G., "JANE DOE, NOTARY PUBLIC

personally appeared, JEFFERY A. BAILEY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan Ray (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT GRANT DEED

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

RIGHT THUMBPRINT

RIGHT THUMBPRINT

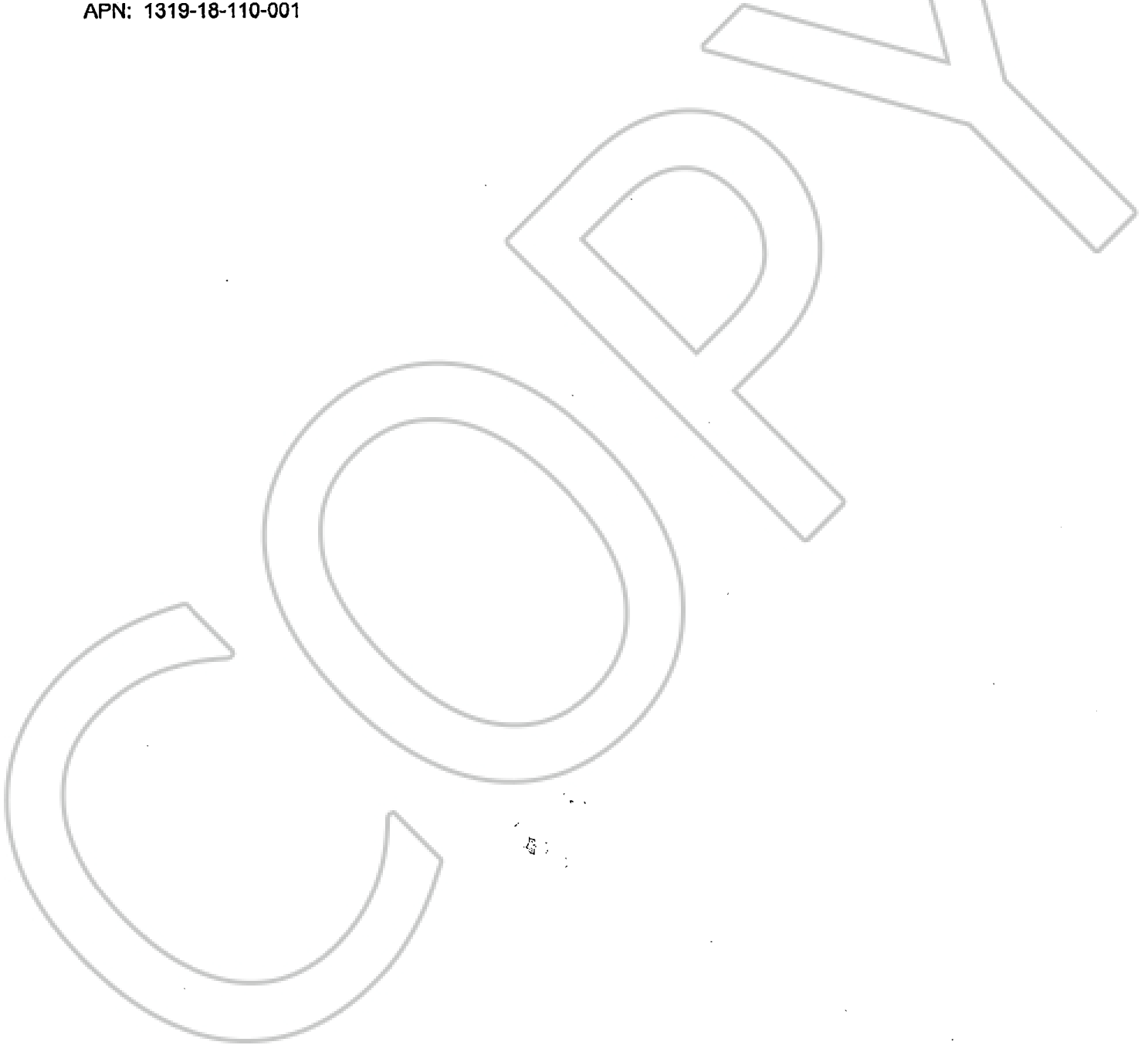
EXHIBIT A

Lot 5, as shown on KINGSBURY ACRES – UNIT NO. 1, according to the official map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on September 17, 1963 in Book 19, page 440, as Document No. 23447.

Except that triangular portion of Lot 5, lying within the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 13 North, Range 19 East, M.D.B. & M.

As previously described in Deed recorded June 8, 2015, as Document No. 2015-863653, Official Records.

APN: 1319-18-110-001



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-18-110-001
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$990,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$990,000.00
 d. Real Property Transfer Tax Due: \$3,861.00

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: *Jeff A. Bailey* Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Jeffery A. Bailey, as Trustee of the Jeff A. Bailey Trust (created by a Trust)
 Print Name: Instrument dated May 21, 2018
 Address: 476 Andria Drive
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Mikkel Drue and Trisha Alexander
 Print Name: Mikkel Drue and Trisha Alexander
 Address: 138 Lasata Ct
 City: Darville
 State: California Zip: 94526

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21013793-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703