

A.P.N.: 1419-10-001-043
1419-10-001-044



When recorded, mail to:
The James and Jennifer Catchot Family Revocable Trust
1350 41st Street
Sacramento, CA 95819

KAREN ELLISON, RECORDER E03

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

DEED
(Reversion to Acreage)

THIS Deed is made this 20 day of January 2021, by and between, James Catchot and Jennifer Catchot, Trustees of the James and Jennifer Catchot Family Revocable Trust created October 2, 1966 amended and reinstated on November 18, 2008 and amended and reinstated on March 30, 2017, GRANTOR, and, James Catchot and Jennifer Catchot, Trustees of the James and Jennifer Catchot Family Revocable Trust created October 2, 1966 amended and reinstated on November 18, 2008 and amended and reinstated on March 30, 2017, GRANTEE.

WITNESSETH:

The undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledge, does hereby grants, bargains, sells and conveys unto GRANTEE, and to its successors and assigns forever, all of their right, title, and interest across, upon, in and under that certain real property located in Douglas County, Nevada, more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein ("Property").

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, including but not limited to, any and all buildings, improvements, structures and fixtures located thereon, unto the GRANTEE and to its heirs, successors and assigns forever.

This deed is being recorded pursuant to a Reversion to Acreage Map pursuant to Nevada Revised Statutes Section 278.490, recorded concurrently herewith in order to memorialize the legal description for the Reverted Parcel depicted on said map.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

James and Jennifer Catchot Family Revocable Trust

By: [Signature]
James Catchot, Trustee

By: [Signature]
Jennifer Catchot, Trustee

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 Sacramento }

Subscribed and sworn to (or affirmed) before me on this 20 day of January, 2021
by James Stephen Catchot proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.

[Signature]
Signature



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 Sacramento }

Subscribed and sworn to (or affirmed) before me on this 20 day of January, 2021
by Jennifer Catchot proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.


Signature



EXHIBIT 'A'

**LEGAL DESCRIPTION
REVERTED PARCEL
(APN 1419-10-001-043 & APN 1419-10-001-044)**

REAL PROPERTY situated in the County of Douglas, State of Nevada, being a portion of the East half of the Northeast one-quarter of Section 9 and the West half of the Northwest one-quarter of Section 10, Township 14 North, Range 19 East, M.D.B.&M., Lots 31 and 32 of Clear Creek Tahoe Unit 3A, recorded March 23, 2020 as Document No. 2020-943845, in the Office of the Recorder of Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of Lot 31, Clear Creek Tahoe Unit 3A, the **Point of Beginning** for this description;

Thence the following eight (8) courses:

1. South 40°02'46" West a distance of 88.07 feet;
2. South 72°20'14" West a distance of 81.82 feet;
3. South 11°58'09" West a distance of 185.07 feet;
4. Along a tangent curve to the left with a radius of 797.50 feet, a central angle of 03°56'03" and an arc length 54.76 feet;
5. Thence, North 74°05'06" West a distance of 10.54 feet;
6. Along a tangent curve to the left with a radius of 142.50 feet, a central angle of 119°35'59" and an arc length 297.46 feet;
7. Thence, North 45°30'53" East a distance of 224.47 feet;
8. South 44°36'47" East a distance of 194.96 feet closing upon the **Point of Beginning**,

AND CONTAINING an area of 71,837 square feet or 1,65 acres, more or less.

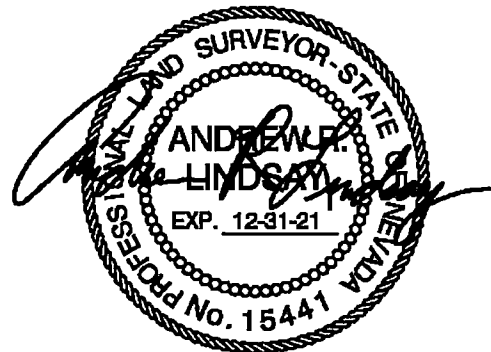
BASIS OF BEARINGS:

The Basis of Bearings for this description is the above said map of Clear Creek Tahoe Unit 3A, recorded March 23, 2020 as Document No. 2020-943845, in the Office of the Recorder of Douglas County, Nevada.

End of This Description

Prepared by: Welsh Hagen Associates
250 S. Rock Blvd. Suite 118
Reno, NV 89502
(775) 853-7776

November 18, 2020



11/18/20

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1419-10-001-043
 - b) 1419-10-001-044
 - 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: _____	

- 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 # 3
 - b. Explain Reason for Exemption: Lot line deletion - same owners

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.

DocuSigned by:
Signature Capacity TTE Agent
4741B34425CD4D1...

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: James & Jennifer Catchot
Trustees of Catchot Family Revocable Trust
Address: 1350 41st Street
City: Sacramento
State: CA Zip: 95819

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: James & Jennifer Catchot
Trustees of Catchot Family Revocable Trust
Address: 1350 41st Street
City: Sacramento
State: CA Zip: 95819

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Welsh Hagen Associates Escrow # _____
Address: 250 S. Rock Blvd. Suite 118
City: Reno State: NV Zip: 89502

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