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Luke Welmerink

APN: 1220-16-610-014

RPTT: \$0

RECORDING REQUESTED BY:

Welmerink Law, P.C.
9432 Double R Blvd, Suite B
Reno, NV 89521

AFTER RECORDING MAIL TO:

Welmerink Law, P.C.
9432 Double R Blvd, Suite B
Reno, NV 89521

MAIL TAX STATEMENT TO:

JAMES DEAN SIMPSON and CATHERINE ELLEN SIMPSON, Trustees
SIMPSON FAMILY TRUST
946 Arrowhead Dr.
Gardnerville, NV 89460

RPTT: \$0 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

JAMES DEAN SIMPSON and CATHERINE ELLEN SIMPSON,
husband and wife, as joint tenants

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

JAMES DEAN SIMPSON and CATHERINE ELLEN SIMPSON,
Trustees, or their successors in interest, of the SIMPSON FAMILY
TRUST dated November 4, 2019, and any amendments thereto

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in "Exhibit A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging in or other appertaining, and any reversions, remainders, rents, issues, or profits thereof.

- SUBJECT TO:
1. Taxes for the current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

It is the intent of the Grantors to maintain ownership of the property subject to this Grant, Bargain, Sale Deed as the Community Property of JAMES DEAN SIMPSON and CATHERINE ELLEN SIMPSON.

This Deed was prepared without the benefit of a title search, and the description of the property was furnished by the parties. The prepared of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands this 12th day of November, 2019.

James Dean Simpson
JAMES DEAN SIMPSON

Catherine E. Simpson
CATHERINE ELLEN SIMPSON

STATE OF NEVADA)
COUNTY OF WASHOE) ss.

This instrument was acknowledged before me on November 12, 2019, by JAMES DEAN SIMPSON and CATHERINE ELLEN SIMPSON.

(Seal, if any)



Teresa Maloney
Notary Public

EXHIBIT A

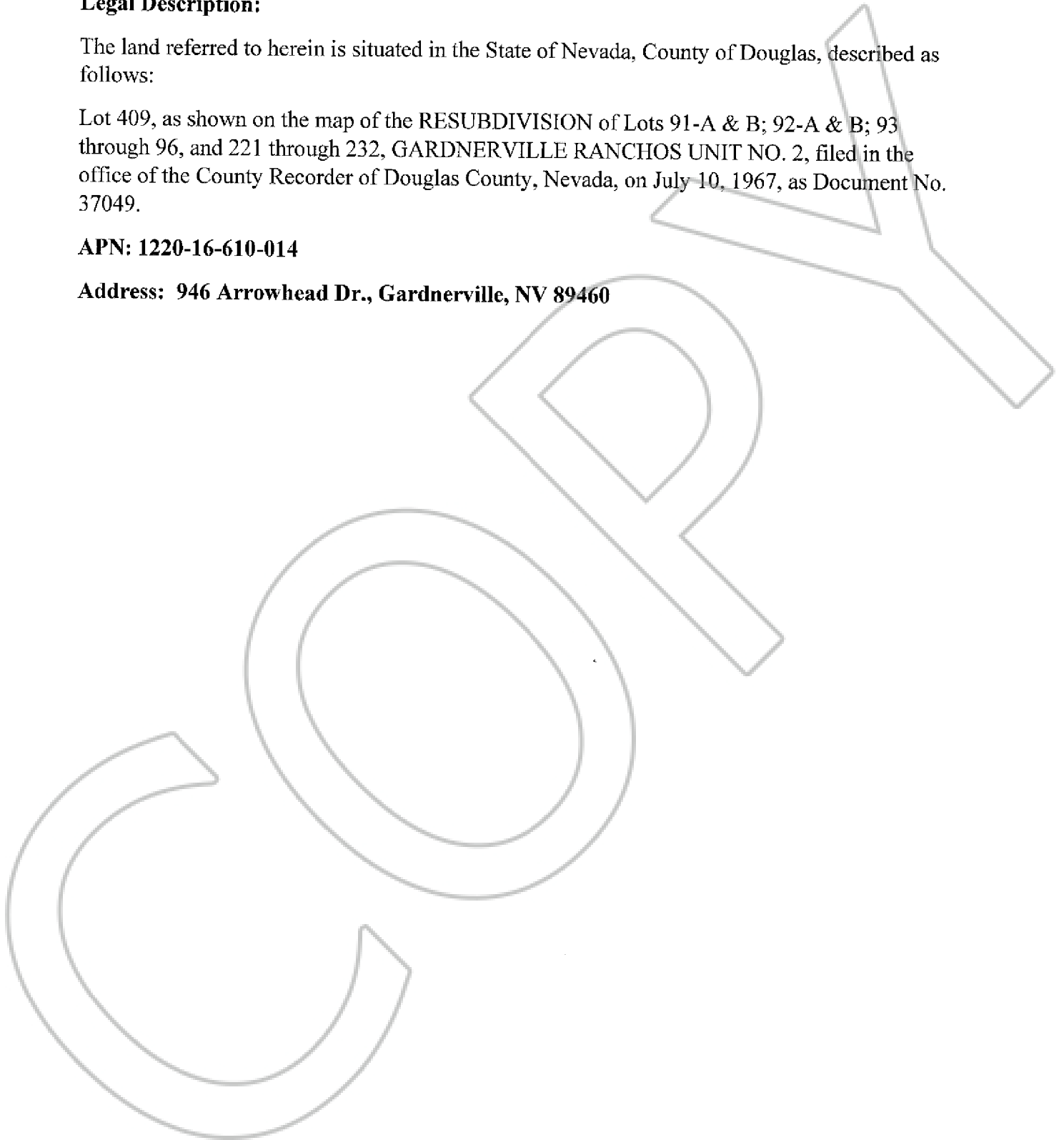
Legal Description:

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

Lot 409, as shown on the map of the RESUBDIVISION of Lots 91-A & B; 92-A & B; 93 through 96, and 221 through 232, GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 10, 1967, as Document No. 37049.

APN: 1220-16-610-014

Address: 946 Arrowhead Dr., Gardnerville, NV 89460



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-16-610-014
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: 4/6/21 Trust Ok~A.B.

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 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: _____
A transfer of title to or from a trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 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 James Dean Simpson Capacity Grantor
 Signature Catherine E. Simpson Capacity Grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: James and Catherine Simpson
 Address: 946 Arrowhead Dr.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: SIMPSON FAMILY TRUST dtd 11/04/2019
 Address: 946 Arrowhead Dr.
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Welmerink Law, P.C. Escrow # _____
 Address: 9432 Double R Blvd., Suite B
 City: Reno State: NV Zip: 89521

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)