

DOUGLAS COUNTY, NV **2021-965194**
RPTT:\$1154.40 Rec:\$40.00
\$1,194.40 Pgs=4 **04/09/2021 09:29 AM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-19-720-006
File No: 143-2616784 (mk)
R.P.T.T.: \$1,154.40

When Recorded Mail To: Mail Tax Statements To:
Brandon Gerard
PO BOX 10058
Zephyr Cove , NV 89448

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James E. Henshall and Deborah Ann Henshall, as Trustees of the Henshall Family Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Brandon Gerard, a single man

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

PARCEL A, AS SET FORTH ON THE PARCEL MAP FOR RICHARD A. SCHIELD OF LOT 561, SECOND AMENDED MAP OF SUMMIT VILLAGE FILED FOR RECORDED SEPTEMBER 14, 1981 IN BOOK 981, PAGE 751, AS DOCUMENT NO. 60332, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

**This document was executed
in counter-part and
shall be deemed as one.**

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.

File No: n(RS)

APN No:

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

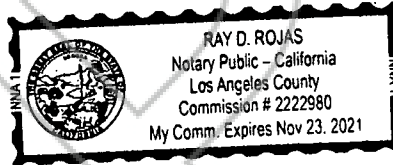
On 3/9/2021, before me, RAY D. ROJAS, Notary Public, personally appeared JAMES E. HENSHALL

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.

Signature [Handwritten Signature]



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- Individual, Corporate Officer(s) Title(s), Partners (Limited/General), Attorney in Fact, Guardian/Conservator, Trustee(s), Other.

SIGNER IS REPRESENTING: Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

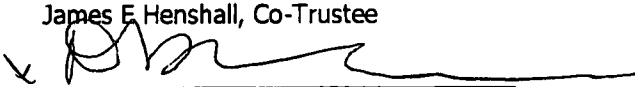
Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: NUMBER OF PAGES: DATE OF DOCUMENT: SIGNER(S) OTHER THAN NAMED ABOVE:

James E. Henshall and Deborah Ann Henshall,
as Trustees of the Henshall Family Trust


James E. Henshall, Co-Trustee

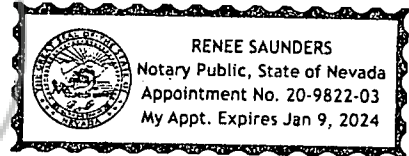


Deborah Ann Henshall, Co-Trustee

STATE OF Nevada)
COUNTY OF Lyon) **ss.**

Rst This instrument was acknowledged before me on 3-13-2021 by
James E. Henshall and Deborah Ann Henshall Co-Trustees.


Notary Public
(My commission expires: 01-09-2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2616784.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-19-720-006
 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'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$296,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$296,000.00
 d) Real Property Transfer Tax Due \$1,154.40

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

James E. Henshall and Deborah
 Print Name: Ann Henshall Trust
 Address: 146 Sawgrass Lane
 City: Dayton
 State: NV Zip: 89403

Print Name: Brandon Gerard
 Address: PO BOX 10058
 City: Zephyr Cove
 State: NV Zip: 89448

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2616784 mk/ kf
 State: NV Zip: 89423

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