

A.P.N.: 1022-16-001-028
File No: 143-2607776 (mk)
R.P.T.T.: \$897.00

When Recorded Mail To: Mail Tax Statements To:
Theodore W Ripley
1425 Sandstone Drive
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

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

Cinnamon Lanter, Successor Trustee of The Robert L. Berry Family Trust dated
November 6, 2020

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

Theodore W. Ripley, an unmarried man

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

**LOT 7, IN BLOCK M, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES,
UNIT NO. 4, FILED FOR RECORD NOVEMBER 16, 1970, IN THE OFFICE OF THE
COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 50212.**

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.

Cinnamon Lanter, Successor Trustee of The
Robert L. Berry Family Trust dated November 6,
2020

Cinnamon Lanter, Trustee
Cinnamon Lanter, Trustee

STATE OF IDAHO)
COUNTY OF Canyon) ss.

This instrument was acknowledged before me on 4-22-2021 by
Cinnamon Lanter, Successor Trustee.

Melissa K Cook
Notary Public
(My commission expires: 6-10-25)

MELISSA K COOK
Notary Public - State of Idaho
Commission Number 20191167
My Commission Expires Jun 10, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2607776.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-16-001-028
- 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: \$230,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$230,000.00
- d) Real Property Transfer Tax Due \$897.00

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]

Capacity: agent

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

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

Cinnamon Lanter, Successor
Trustee of The Robert L. Berry
Print Name: Family Trust dated Nov
Address: 12665 Delthia St
City: Caldwell
State: ID Zip: 83607

Theodore W Ripley
Print Name: Theodore W Ripley
Address: 1425 Sandstone Drive
City: Wellington
State: NV Zip: 89444

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: 143-2607776 mk/ mk
State: NV Zip: 89423

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