

DOUGLAS COUNTY, NV **2021-968968**  
RPTT:\$10705.50 Rec:\$40.00  
\$10,745.50 Pgs=2 **06/11/2021 01:10 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-10-416-007  
R.P.T.T.: \$10,705.50  
Escrow No.: 21017596-DR  
When Recorded Return To:  
Shepherd Family 2011 Revocable Trust  
dated October 4, 2011  
P.O. Box 12336  
Zephyr Cove, NV 89448

Mail Tax Statements to:  
Shepherd Family 2011 Revocable Trust  
dated October 4, 2011  
P.O. Box 12336  
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Roy Emil Clason, Jr. Trustee of The Clason Trust, dated 9/18/2017**

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

**Patrick J. Shepherd and Alicia M. Shepherd, Trustees of Shepherd Family 2011 Revocable Trust  
dated October 4, 2011**

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

Lot 2, in Block 5, as shown on the Second Addition to Zephyr Heights Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 6, 1948, as Document No. 6530.

Assessors Parcel No.: 1318-10-416-007

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 21017596-DR

Dated this 10th day of June, 2021.

The Clason Trust, dated 9/18/2017

BY: Roy Emil Clason, Jr.  
Roy Emil Clason, Jr., Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 10 day of June, 2021, by Roy Emil Clason, Jr., Trustee of Roy Emil Clason, Jr. Trustee of The Clason Trust, dated 9/18/2017.

Dena Reed  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-10-416-007  
 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: \$2,745,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$2,745,000.00  
 d. Real Property Transfer Tax Due: \$10,705.50

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: [Signature] Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: Roy Emil Clason, Jr. Trustee of The Clason Trust, dated 9/18/2017  
 Address: P.O. Box 11425  
 City: Zephyr Cove  
 State: NV                      Zip: 89448

Patrick J. Shepherd and Alicia M. Shepherd, Trustees of Shepherd Family 2011 Revocable Trust dated  
 Print Name: October 4, 2011  
 Address: P.O. Box 12336  
 City: Zephyr Cove  
 State: Nevada                      Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21017596-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City                      State: NV                      Zip: 89703