

A.P.N.: 1320-02-002-014  
File No: 143-2629267 (et)  
R.P.T.T.: \$1,072.50

When Recorded Mail To: Mail Tax Statements To:  
The Forbes Living Trust, dated May 31, 2011  
899 Meadow Vista Dr  
Carson City, NV 89705

***GRANT, BARGAIN and SALE DEED***

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

Gregory D. Severs and Janice S. Severs, Trustees of The Severs Trust Dated January 11, 2000, and any amendments thereto

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

Kenneth R. Forbes and Janel D. Forbes, Trustees, or their successors in trust, under The Forbes Living Trust, dated May 31, 2011, and any amendments thereto

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

**THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 2, TOWNSHIP 13 NORTH, RANGE 20 EAST, ACCORDING TO THE OFFICIAL MAP.**

*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.

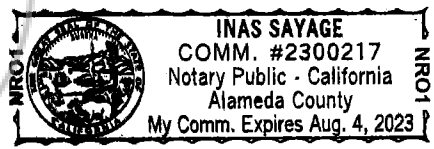
Gregory D. Severs and Janice S. Severs,  
Trustees of The Severs Trust Dated January 11,  
2000, and any amendments thereto

Janice S. Severs, Trustee  
Janice S. Severs, Trustee  
Gregory D. Severs Trustee  
Gregory D. Severs, Trustee

STATE OF California (CS)  
~~NEVADA~~  
COUNTY OF Alameda (AS); ss.  
~~DOUGLAS~~

This instrument was acknowledged before me on July 9<sup>th</sup>, 2021 by  
**Gregory D. Severs and Janice S. Severs, Trustees .**

Inas Sayage  
Notary Public  
(My commission expires: 08/04/2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2629267.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-02-002-014
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$275,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$275,000.00
- d) Real Property Transfer Tax Due \$1,072.50

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  
Capacity: \_\_\_\_\_

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

The Severs Trust Dated January  
Print Name: 11, 2000  
Address: 4589 Ewing Rd  
City: Castro Valley  
State: CA Zip: 94546

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

The Forbes Living Trust,  
Print Name: dated May 31, 2011  
Address: 899 Meadow Vista Dr  
City: Carson City  
State: NV Zip: 89705

**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: 143-2629267 et/ et  
State: NV Zip: 89423

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