



KAREN ELLISON, RECORDER E07

APN: 1418-10-710-040

WHEN RECORDED RETURN TO:  
JAMES R. CAVILIA, Esq.  
Allison MacKenzie, Ltd.  
P.O. Box 646  
Carson City, NV 89702

GRANTEE/MAIL TAX STATEMENTS TO:  
THOMAS WILLIAM BAXTER  
P.O. Box 150  
Glenbrook, Nevada 89413

The person executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

TRUSTEE'S DEED

THIS DEED, made on June 30, 2021, by and between THOMAS WILLIAM BAXTER and NANCY GRIFFITH BAXTER, Co-Trustees of THE BAXTER FAMILY TRUST DATED JULY 5, 1972, also known as THE W. & E. BAXTER REVOCABLE TRUST, hereinafter referred to as Grantor, and ANN BAXTER PERRIN, a married woman as her sole and separate property, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, THE BAXTER FAMILY TRUST DATED JULY 5, 1972 is the owner of an undivided 32.64% interest in that certain parcel of real property situate in the County of Douglas, State of Nevada, commonly known as Assessor's Parcel Number 1418-10-710-040; and

WHEREAS, the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby

acknowledged, does by these presents grant, bargain, and sell to the Grantee and to the Grantee's heirs, successors and assigns forever, an undivided 8.16% interest (25% of Grantor's interest) in that certain lot, piece, or parcel of land situate, lying and located in Douglas County, Nevada, more particularly described as follows:

Lot 47, Block A, as shown on the Second Amended Plat of GLENBROOK UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on January 20, 1980, in Book 180, at Page 1512, as Document No. 41035, Official Records of Douglas County, Nevada.

Assessor's Parcel No. 1418-10-710-040

PARCEL 2:

The exclusive right to use for garage purposes that parcel designated as "Garage Easement" that is appurtenant to Lot 47 in Block A as shown on the map referenced in Parcel 1 herein above.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

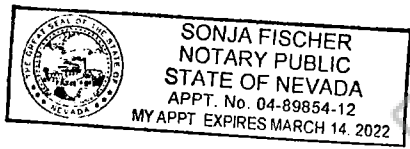
THE BAXTER FAMILY TRUST  
DATED JULY 5, 1972

  
\_\_\_\_\_  
THOMAS W. BAXTER, Co-Trustee

  
\_\_\_\_\_  
NANCY GRIFFITH BAXTER, Co-Trustee

STATE OF NEVADA        )  
  ): ss.  
CARSON CITY            )

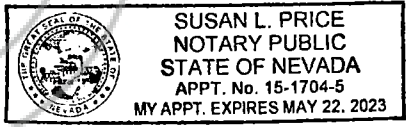
On June 30, 2021, personally appeared before me, a notary public, THOMAS WILLIAM BAXTER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing instrument.



Sonja Fischer  
NOTARY PUBLIC

STATE OF NEVADA        )  
  ): ss.  
CARSON CITY            )

On July 12<sup>th</sup>, 2021, personally appeared before me, a notary public, NANCY GRIFFITH BAXTER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing instrument.



Susan L. Price  
NOTARY PUBLIC

**State of Nevada Declaration of Value**

**1. Assessor Parcel Number(s):**

- a) 1418-10-710-040
- b)

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Comm'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust - OK

**3. Total Value/Sales Price of Property:**

\$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title from a trust without consideration if a certificate of trust is presented at the time of transfer. See Affidavit of Certification of Trust.

**5. Partial Interest: Percentage being transferred: 32.64%**

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 [Signature] Capacity Agent  
 Signature [Signature] Capacity Agent

**SELLER (GRANTOR) INFORMATION REQUIRED**

Print Name: The Baxter Family Trust dated July 5, 1972  
 Address: P.O. Box 150  
 City: Glenbrook  
 State: NV Zip: 89413

**BUYER (GRANTEE) INFORMATION REQUIRED**

Print Name: Ann Baxter Perrin  
 Address: P.O. Box 150  
 City: Glenbrook  
 State: NV Zip: 89413

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #  
 Address: 402 North Division Street, P.O. Box 646  
 City: Carson City State: NV Zip: 89702