

A.P.N.: 1220-03-310-040
File No: 143-2620629 (mk)
R.P.T.T.: \$2,141.10

DOUGLAS COUNTY, NV
RPTT:\$2141.10 Rec:\$40.00
\$2,181.10 Pgs=3
08/02/2021 12:52 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
S&A Investments LLC., a Nevada limited liability company
1292 Industrial Ct
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Trevor P. Thomas and Laretta R. Thomas, Trustees of the Trevor P. and Laretta R. Thomas Family Revocable Trust u.t.d. March 21, 2012, and Thomas P. Thomas, a married man as his sole and separate property

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

S&A Investments LLC, a Nevada limited liability company

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

BEING A PORTION OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., FURTHER DESCRIBED AS:

PARCEL 3A-2 AS SET FORTH ON PARCEL MAP FOR FRANK SCHARO, RECORDED SEPTEMBER 20, 1982, IN BOOK 982, PAGE 970, AS DOCUMENT NO. 71039 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

SAID PARCEL BEING SITUATE WITHIN PARCEL A, CARSON VALLEY INDUSTRIAL PARK, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER DECEMBER 13, 1979, IN BOOK 1279, PAGE 700, AS DOCUMENT NO. 39584, OFFICIAL RECORDS.

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.

COPY

Trevor P. Thomas and Laretta R. Thomas, as
Trustees of the Trevor P. and Laretta R.
Thomas Family Revocable Trust, u.t.d. 21 March
2012

Trevor P. Thomas trustee
Trevor P. Thomas, Trustee

Laretta R. Thomas trustee
Laretta R. Thomas, Trustee

Trevor P. Thomas
Trevor P. Thomas

STATE OF NV)
COUNTY OF Douglas) **ss.**

This instrument was acknowledged before me on 7-19-21 by
Trevor P. Thomas and Laretta R. Thomas, Trustees. and
Trevor P. Thomas

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2620629.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-03-310-040
- 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: \$549,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$549,000.00
- d) Real Property Transfer Tax Due \$2,141.10

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)**

Trevor P. Thomas and Laurreta R. Thomas, Trustees of the Trevor P. and Laurreta
 Print Name: _____
 Address: P.O. Box 1250
 City: Coos Bay
 State: OR Zip: 97420

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

S&A Investments LLC., a Nevada limited liability company
 Print Name: _____
 Address: 1226 Jones Ranch Road
 City: Gardnerville
 State: NV Zip: 89460

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

First American Title Insurance
 Print Name: Company File Number: 143-2620629 mk/ mk
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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