

APN: 1320-23-002-065

WHEN RECORDED, MAIL TO:

Michelle L. Abrams, Esq.
CLEAR COUNSEL LAW GROUP
1671 W. Horizon Ridge Pkwy., Ste. 200
Henderson, NV 89012

MAIL TAX NOTICES TO:

The Blackmun Family Trust
Karl Blackmun & Marcia W. Blackmun, Trustees
Po Box 893694
Temecula, CA 92589

GRANT, BARGAIN AND SALE DEED

THIS DEED is executed on September 2, 2021, by KARL BLACKMUN and MARCIA W. BLACKMUN, as grantors (the "Grantor"), in favor of KARL BLACKMUN and MARCIA W. BLACKMUN, or their successor(s), as trustees of BLACKMUN FAMILY TRUST, dated September 2, 2021, and any amendments thereto, as grantees ("Grantee").

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee that certain real property (the "Property") located in Douglas County, Nevada, which is more particularly described as follows:

[SEE ATTACHED EXHIBIT "A"]

More commonly known as 1825 Painted Desert Dr., Minden, NV 89423.

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; and

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.

2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances that are not shown by the public records.

4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.

5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.

6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantors have executed this Deed in favor of Grantee as of the date first set forth above.

“Grantors”



KARL BLACKMUN



MARCIA W. BLACKMUN

NOTARIAL ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) SS.
COUNTY OF RIVERSIDE)

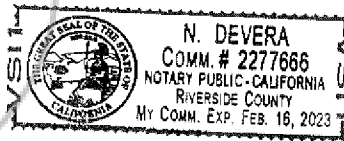
On September 2, 2021, before me, N. Devera, Notary Public, personally appeared **KARL W. BLACKMUN and MARCIA W. BLACKMUN**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

N. Devera, Notary Public



*(Notarial Acknowledgment Attached
Grant, Bargain and Sale Deed Blackmun Family Trust
1825 Painted Desert Dr., Minden NV 89423)*

EXHIBIT "A"
(Legal Description)

PARCEL 1:

LOT 34 AS SHOWN ON THE MAP (PD 99-12-01) OF GRANDVIEW ESTATES PHASE 1, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JANUARY 6, 2003, FILE NO. 562908.

PARCEL 2:

A NON-EXCLUSIVE STORMWATER DRAINAGE EASEMENT AS SET FORTH IN GRANT OF STORMWATER DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT DATED JUNE 27, 2011, RECORDED JULY 22, 2011, AS INSTRUMENT NO. 786781 OF 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.

APN: 1320-23-002-065

Commonly known as: 1825 Painted Desert Dr., Minden, NV 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 1320-23-002-065
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page _____
 Date of Recording: _____
 Notes: SG - Trust OK

3. a) Total Value/Sales Price of Property \$ -0-
 b) Deed in Lieu of Foreclosure Only (value of property) (-0-)
 c) Transfer Tax Value \$ -0-
 d) Real Property Transfer Tax Due \$ -0-

4. If Exemption Claimed:

- a) Transfer Tax Exemption per NRS 375.090, Section 07
 b) Explain reason for Exemption: Transfer to or from a trust without consideration.

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 Karl Blackmun Capacity Grantor

Signature Marcia W. Blackmun Capacity Grantee

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

Print Name: KARL BLACKMUN and MARCIA W. BLACKMUN
 Address: PO BOX 893694
 City: TEMECULA
 State: CA Zip: 92589

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

Print Name: BLACKMUN FAMILY TRUST
 Address: PO BOX 893694
 City: TEMECULA
 State: CA Zip: 92589

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

Print name: Clear Counsel Law Group Escrow #: _____
 Address: 1671 W. Horizon Ridge Pkwy., Ste. 200
 City: Henderson State: NV Zip: 89012

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