

DOUGLAS COUNTY, NV **2021-974802**
RPTT:\$3802.50 Rec:\$40.00
\$3,842.50 Pgs=4 **09/30/2021 08:42 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1319-09-801-016
R.P.T.T.	\$3,802.50
File No.:	1401453 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
The Dennis and Sheila Thomas Family Trust dated January 17, 2007	
P.O. Box 1275	
Zephyr Cove, NV 89448	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Samantha Sherman, Successor Trustee of The Sandra E. Buffalo Trust, dated October 1, 2018 or her successors in trust and any amendments thereto** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Dennis G. Thomas and Sheila D. Thomas, Trustees of The Dennis and Sheila Thomas Family Trust dated January 17, 2007**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 9-25-2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Sandra E. Buffalo Trust, dated October 1,
2018

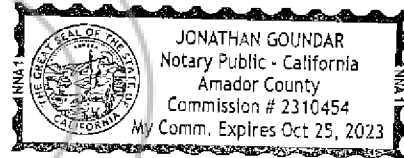
Samantha Sherman
Samantha Sherman, Successor Trustee

State of California)
County of Amador) ss

This instrument was acknowledged before me on the 25th day of September, 2021
By: Sandra E. Buffalo Trust as Successor Trustee of The Sandra E. Buffalo Trust, dated October 1,
2018 or her successors in trust and any amendments thereto

Signature: [Signature]
Notary Public

My Commission Expires: 10-25-2023



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
County of AMADOR)

On SEPTEMBER 25TH, 2021 before me, JONATHAN GOUNDAR, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared SAMANTHA SHERMAN _____
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 _____



(Seal)

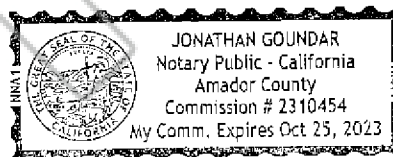


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1401453

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

PARCEL 1

A parcel of land consisting of Lots 34, 35, 36, 37, 73, 74, 75 and 76, all in Block 5 of the map of Genoa Townsite by L.L. Hawkins, dated September, 1874, and more particularly described as follows:

COMMENCING at the Southeast corner of Section 9, Township 13 North, Range 19 East, M.D.B. & M., said corner being marked by a brass cap in a rock mound;
Thence North $50^{\circ}02'08''$ West, a distance of 438.41 feet to the TRUE POINT OF BEGINNING;
Thence North $26^{\circ}54'38''$ West, a distance of 244.00 feet,
Thence North $67^{\circ}09'02''$ East, a distance of 207.90 feet;
Thence South $26^{\circ}54'38''$ East, a distance of 216.00 feet;
Thence South $59^{\circ}25'34''$ East, a distance of 207.00 feet to the TRUE POINT OF BEGINNING.

REFERENCE is made to Record of Survey and Boundary Line Adjustment, filed for record December 18, 1989, in Book 1289, Page 1910, as Document No. 216691, in Official Records of Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-09-801-016
 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: _____	

3. a. Total Value/Sales Price of Property \$ 975,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 975,000.00
 d. Real Property Transfer Tax Due \$ 3,802.50

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 %
 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 Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: The Sandra E. Buffalo Trust, dated October 1, 2018 or her successors in trust and any amendments thereto
 Address: P.O. Box 810
 City: Rail Road Flat
 State: CA Zip: 95248

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Dennis and Sheila Thomas Family Trust dated January 17, 2007
 Address: P.O. Box 1275
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1401453 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410