

A.P.N. No.:	1219-22-001-075
R.P.T.T.	\$2,047.50
File No.:	1419367 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
The Peterson Ward Family Trust	
11650 Calamar CV	
San Diego, CA 92124	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Smith and Smith, LLC** a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Andrew Carl Peterson and Tracy Renee Ward, as Trustees of The Peterson Ward Family Trust, dated December 14, 2017** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

### PARCEL 1:

Lot 617 as set forth on that Final Subdivision Map Planned Unit Development 2014-6 of JOB'S PEAK RANCH UNIT 6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 6, 2009, in Book 0309, Page 1336, as Document No. 739115, Official Records. And amended on that amended plat of a portion of JOB'S PEAK RANCH UNIT 6, amending Lots A, B, 601, 602, 611 through 617 filed in the office of the County Recorder of Douglas County, State of Nevada on January 27, 2011 in Book 111, Page 5836, as Document No. 777626, Official Records.

### PARCEL 2:

A non-exclusive easement for use, access to and enjoyment of the Common Element pursuant to document entitled "Declaration of Covenants, Conditions and Restrictions," recorded May 22, 1997, in Book 597, Page 3892, as Document No. 413179, re-recorded December 3, 1997, in Book 1297, Page 783, as Document No. 427651 and re-recorded February 14, 2000, in Book 200, Page 2204, as Document No. 486266, Official Records, Douglas County, Nevada.

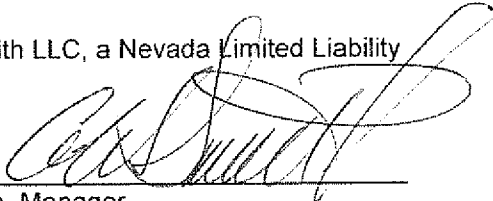
### \*SUBJECT TO:

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: September 29, 2021

Smith and Smith LLC, a Nevada Limited Liability Company



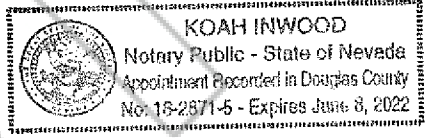
By: Cole Smith, Manager

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 29 day of September, 2021  
By: Cole Smith

Signature:   
Notary Public

My Commission Expires: June 8, 2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1219-22-001-075  
 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      \$ 525,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 525,000.00  
 d. Real Property Transfer Tax Due      \$ 2,047.50
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 *[Handwritten Signature]* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Smith and Smith, LLC a Nevada limited liability company  
 Address: P.O. Box 2410  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Peterson Ward Family Trust  
 Address: 11650 Calmar CV  
 City: San Diego  
 State: CA Zip: 92124

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1419367 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410