



KAREN ELLISON, RECORDER E07

APN: 1320-23-002-020

RETURN RECORDED DEED TO:
JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702

GRANTEES/MAIL TAX STATEMENTS TO:
Nicholas Rains and Tammy Rains, Trustees
PO Box 83
Minden, NV 89423

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

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 10-27, 2021, by and between TAMMY MARIE RAINS and NICHOLAS DINO-BAIRD RAINS, wife and husband as Joint Tenants with Right of Survivorship, grantors, and NICHOLAS RAINS and TAMMY RAINS, Trustees of THE RAINS FAMILY TRUST, grantees,

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sells to the grantees, and to their successors and assigns, all that certain parcel of real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

Parcel 1:

Lot 5 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.

(Pursuant to NRS 111.312, this legal description was previously recorded on September 18, 2019, as Document Number 2019-935371 Official Records of Douglas County, Nevada.)

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

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.




TAMMY MARIE RAINS



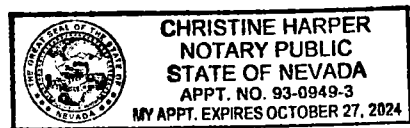
NICHOLAS DINO-BAIRD RAINS

STATE OF NEVADA)
 : ss.
CARSON CITY)

On October 27, 2021, personally appeared before me, a notary public, TAMMY MARIE RAINS and NICHOLAS DINO-BAIRD RAINS, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.



NOTARY PUBLIC



State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

a) 1320-23-002-020

2. Type(s) of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/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 to a trust without consideration if a certificate of trust is presented at the time of transfer.

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 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 *Nicholas Rains*

Capacity Grantor

Signature *Tammy Rains*

Capacity Grantee

**SELLER (GRANTOR) INFORMATION
REQUIRED**

**BUYER (GRANTEE) INFORMATION
REQUIRED**

Print Name: Nicholas Rains and Tammy Rains

Print Name THE RAINS FAMILY TRUST

Address: PO Box 83

Address: PO Box 83

City: Minden

City: Minden

State: NV

Zip: 89423

State: NV

Zip: 89423

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