

A.P.N. 1320-29-710-038

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.



00144872202109764080030035

KAREN ELLISON, RECORDER

E07

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:

Cathy Lynn Lyon, Trustee  
1149 Tussocks Trail  
Minden, NV 89423

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, Cathy Lyon, an unmarried woman, (hereinafter "GRANTOR") does hereby grant, bargain, sell and convey unto Cathy Lynn Lyon, Trustee of the Cathy Lynn Lyon Revocable Trust dated October 11, 2021, ("GRANTEE") all that certain real property situate in the County of Douglas, State of Nevada, commonly known as 1149 Tussocks Trails, Minden, Nevada, and described as follows:

LOT(S) 540 OF THE HEYBOURNE MEADOWS PHASE IVA & A PORTION OF PHASE V, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 24, 2020 AS INSTRUMENT NO. 2020-948154 OF OFFICIAL RECORDS.

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

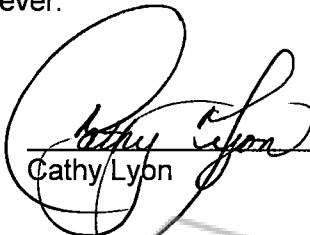
SEE EXHIBIT "B" ARBITRATION PROVISION ATTACHED TO INSTRUMENT NO. 2021-971629 AND MADE A PART HEREOF.

Subject to:

1. All General and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Right of way and Easements now of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto said Grantee and to its successors and assigns forever.

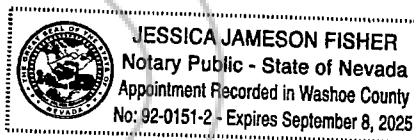
DATED this 11 day of October, 2021.

  
Cathy Lyon

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on October 11, 2021, by Cathy Lyon.

  
Notary Public



# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)  
 a) 1320-29-710-038  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Trust OK BC</u>

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: Transfer to 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 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 Jessica J. Fisher Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<b>SELLER (GRANTOR) INFORMATION</b> (REQUIRED)	<b>BUYER (GRANTEE) INFORMATION</b> (REQUIRED)
Print Name: <u>Cathy Lyon</u>	Print Name: <u>Cathy Lynn Lyon, TTEE</u>
Address: <u>1149 Tussocks Trail</u>	Address: <u>1149 Tussocks Trail</u>
City: <u>Minden</u>	City: <u>Minden</u>
State: <u>NV</u> Zip: <u>89423</u>	State: <u>NV</u> Zip: <u>89523</u>

**COMPANY/PERSON REQUESTING RECORDING**  
 (REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Law Office of Todd Torvinen Escrow # N/A  
 Address: 232 Court St.  
 City: Reno State: NV Zip: 89501