

A.P.N. No.:	1420-08-314-030
R.P.T.T.	\$2,028.00
File No.:	1399690 MDD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Koepnick Family Trust	
3497 Long Drive	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Joe M. Woolery and C. Elayne Woolery, Trustees of The Woolery Living Trust, dated April 9, 2003

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Gary L. Koepnick and Tamara P. Koepnick, Trustees, or Successor Trustee(s) of the Koepnick Family Trust Dated October 12, 2010

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: October 19th, 2021

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

****this document is signed in counter part****

Woolery Living Trust, dated April 9, 2003

By: Joe M. Woolery
Joe M. Woolery, Trustee

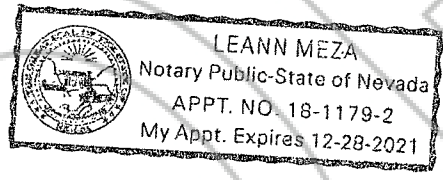
By: C. Elayne Woolery
C. Elayne Woolery, Trustee

State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the 19 day of October, 2021
By: Joe M. Woolery, Trustee and ~~C. Elayne Woolery, Trustee~~

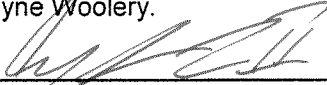
Signature: Leann Meza
Notary Public

My Commission Expires: 12-28-2021



State of Mississippi
County of Harrison

This instrument was acknowledged before me on this 20th day of October, 2021 by C. Elayne Woolery.



Notary Public
My Commission Expires: 08/05/2024

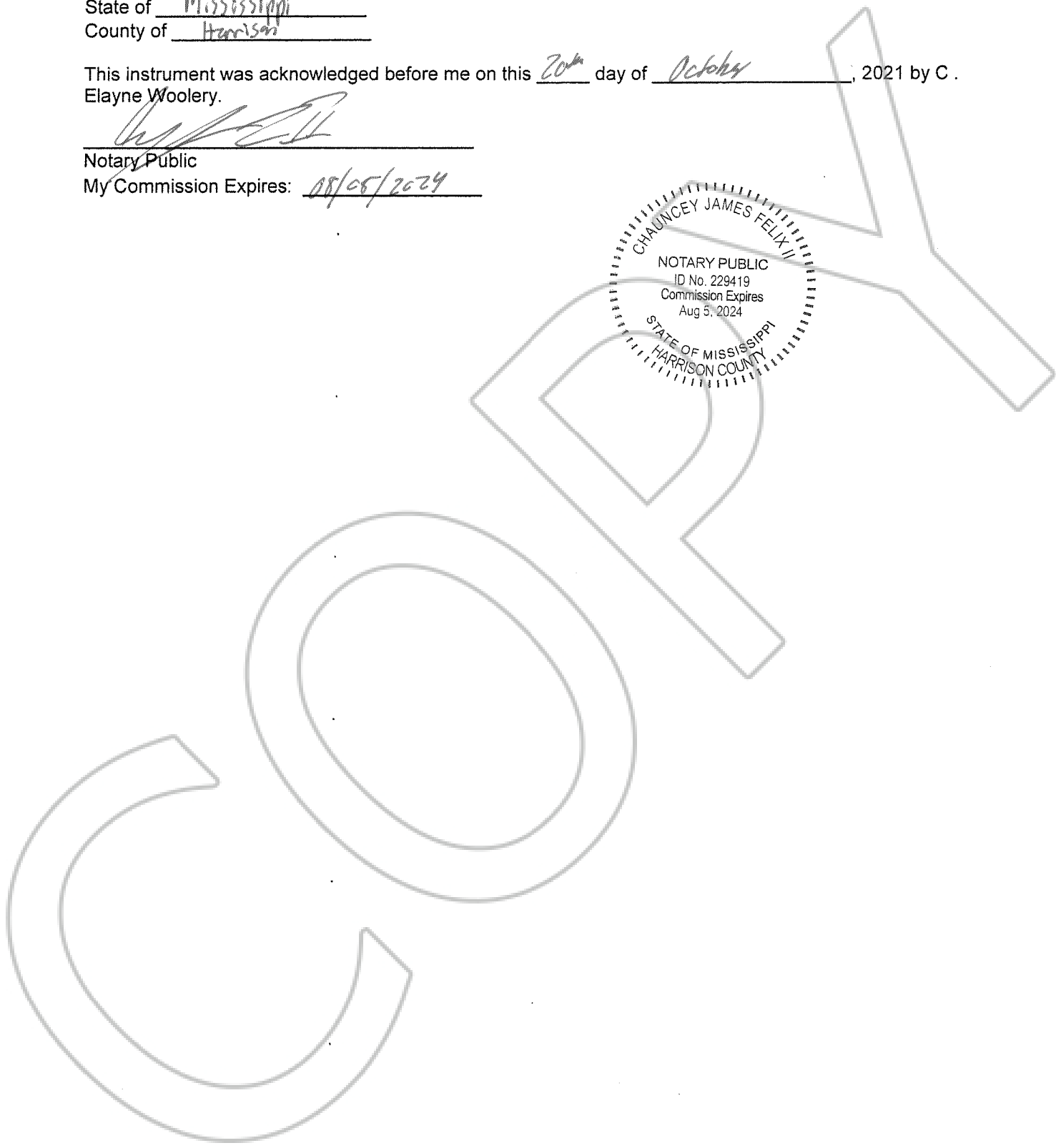
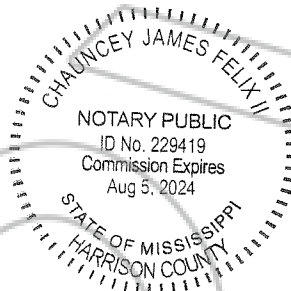
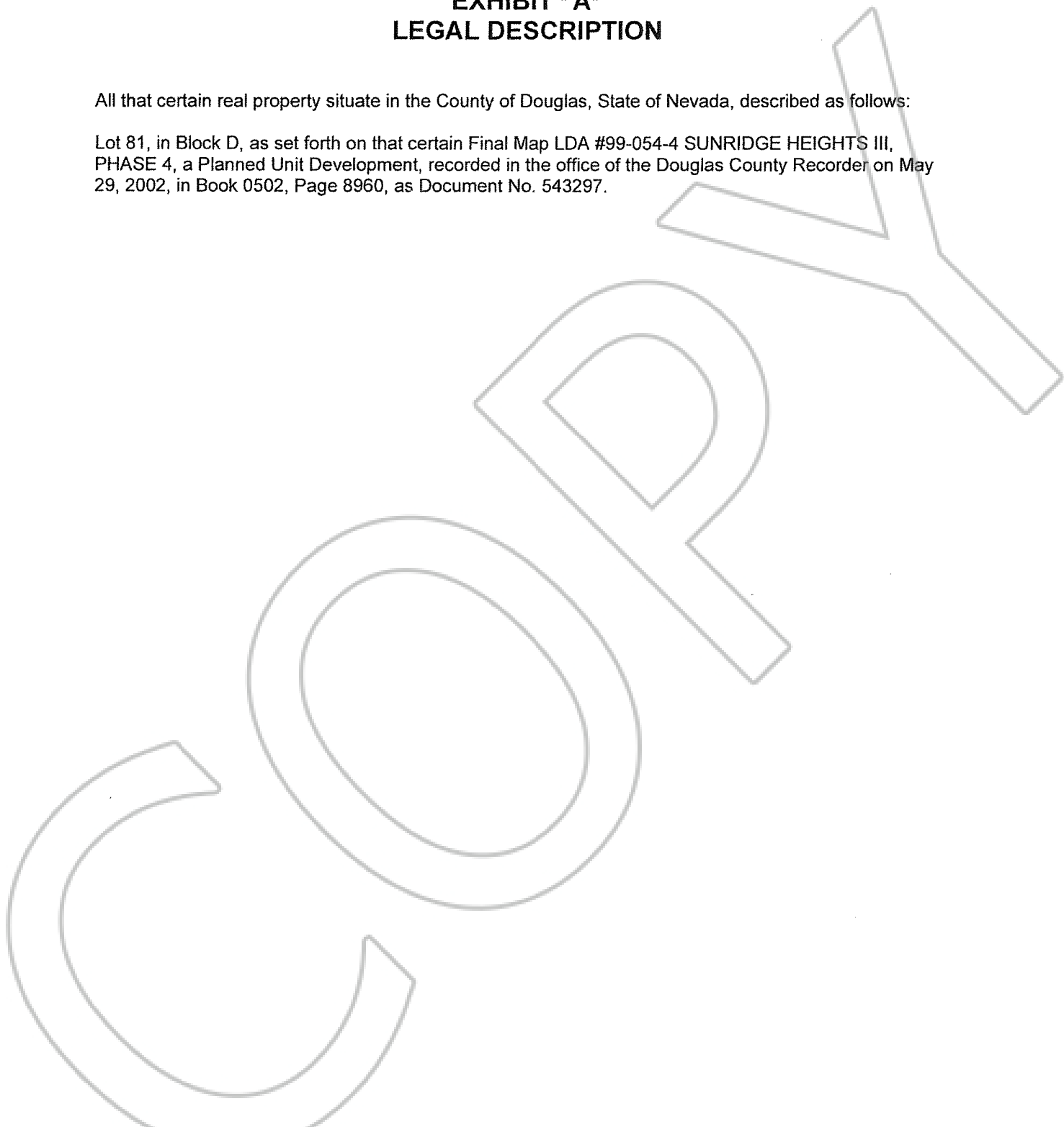


EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 81, in Block D, as set forth on that certain Final Map LDA #99-054-4 SUNRIDGE HEIGHTS III, PHASE 4, a Planned Unit Development, recorded in the office of the Douglas County Recorder on May 29, 2002, in Book 0502, Page 8960, as Document No. 543297.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-08-314-030
 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 \$ 520,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 520,000.00
 d. Real Property Transfer Tax Due \$ 2,028.00

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 [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Woolery Living Trust
 Address: 9246 Natures Trail
 City: Biloxi
 State: MS Zip: 39532

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Koepnick Family Trust
 Address: 3497 Long Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1399690 MDD
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED