

<b>A.P.N. No.:</b>	1320-02-001-001
<b>R.P.T.T.</b>	\$2,925.00
<b>File No.:</b>	1428801 KDJ/BEB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Charles Heffernan and Wendy Heffernan	
28133 Rodgers Dr.	
Santa Clarita, CA 91350	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Judie A. St. Croix, Successor Trustee of the John W. Hill 2009 Trust Agreement, dated March 31, 2009** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Charles Heffernan and Wendy Heffernan, husband and wife, as joint tenants**, 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:

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 13 North, Range 20 East, M.D.B.&M.

TOGETHER WITH a non-exclusive easement for road purposes as described in Joint Tenancy Deed recorded on March 8, 1972 in Book 97, Page 310 as Document No. 58086, Official Records.

\*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: 11/9/2021

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

John W. Hill 2009 Trust Agreement, dated March 31, 2009

By: Judie A. St. Croix  
Judie A. St. Croix, Successor Trustee

State of Nevada )  
 ) ss  
County of Carson City )

This instrument was acknowledged before me on the 9th day of November, 2021  
By: Judie A. St. Croix as Successor Trustee of the John W. Hill 2009 Trust Agreement, dated March 31, 2009.

Signature: [Signature]  
Notary Public

Stephanie Munoz

My Commission Expires: 10/24/2023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-02-001-001  
 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            \$ 750,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                                    \$ 750,000.00  
 d. Real Property Transfer Tax Due                    \$ 2,925.00
4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 \_\_\_\_\_ Escrow \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: John W. Hill 2009 Trust Agreement, dated March 31, 2009  
 Address: 102 Rainbow Drive, PMB 27  
 City: Livingston  
 State: TX Zip: 77399

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Charles Heffernan and Wendy Heffernan  
 Address: 28133 Rodgers Dr.  
 City: Santa Clarita  
 State: CA Zip: 91350

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1428801 KDJ/BEB  
 Address: 2310 S. Carson Street, Suite 5A  
 City: Carson City State: NV Zip: 89701