

APN: 1320-33-811-013

RETURN RECORDED DEED TO:
KYLE A. WINTER, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



KAREN ELLISON, RECORDER E07

GRANTEES/MAIL TAX STATEMENTS TO:
Nathaniel Franklin and Julie Franklin, Trustees
1331 Windsor Drive
Gardnerville, NV 89410

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 November 30, 2021, by and between NATHANIEL FRANKLIN and JULIE FRANKLIN, husband and wife as joint tenants with right of survivorship, grantors, and NATHANIEL FRANKLIN and JULIE FRANKLIN, Trustees of THE FRANKLIN 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 Town of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

Lot 25, in Block C of Chichester Estates #4, Map #1006-4, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on December 11th, 1997, as Document No. 428220.

(Pursuant to NRS 111.312, this legal description was previously recorded on May 29, 2020, as Document Number 2020-946818, 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.



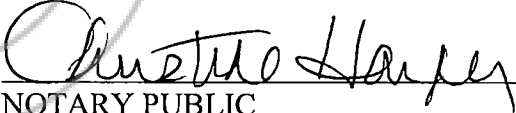
NATHANIEL FRANKLIN



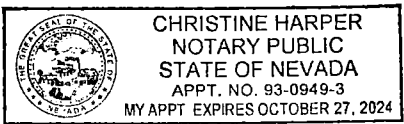
JULIE FRANKLIN

STATE OF NEVADA)
 : ss.
CARSON CITY)

On November 30, 2021, personally appeared before me, a notary public, NATHANIEL FRANKLIN and JULIE FRANKLIN, 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) **1320-33-811-013**
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:
 Book: _____ Page: _____
 Date of Recording:
 Notes:

3. Total Value/Sales Price of Property:

\$ Trust OK - J
 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 or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 _____ Capacity Grantors
 Signature _____ Capacity Grantees

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name Nathaniel Franklin and Julie Franklin Print Name Nathaniel Franklin and Julie Franklin
 Address: 1331 Windsor Drive Address: 1331 Windsor Drive
 City: Gardnerville City: Gardnerville
 State: NV Zip: 89410 State: NV Zip: 89410

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