

Recording Requested by
When Recorded Return This Instrument to:
Troy G. Avera, Jr.
580 West Wasahington Street
Monticello, FL 32344

Parcel Identification
1121-07-000-029

DOUGLAS COUNTY, NV 2021-978330
Rec:\$40.00
Total:\$40.00 12/13/2021 02:16 PM
TROY. G. AVERA, JR Pgs=5



KAREN ELLISON, RECORDER

E07

TRUSTEE and TESTAMENTARY DEED

THIS INDENTURE WITNESSETH: That,

TROY G. AVERA, JR., as Successor Co-Trustee for the TROY G. AVERA, SR., Revocable Trust dated February 9, 2006 and Co-Executor for the Estate of Troy G. Avera, Sr., deceased, CHARLES TERRY AVERA as Successor Co-Trustee for the TROY G. AVERA, SR., Revocable Trust dated February 9, 2006 and Co-Executor for the Estate of Troy G. Avera, Sr., deceased, and STEPHEN RUSSELL as Successor Co-Trustee for the TROY G. AVERA, SR., Revocable Trust dated February 9, 2006 and Co-Executor for the Estate of Troy G. Avera, Sr., deceased, (Hereinafter "Grantors"), whose addresses are 580 West Washington Street, Monticello, Florida 32344.

In consideration of \$100.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby, Grant, Bargain, Sell, Give and Convey to,

TROY G. AVERA, JR., as the Trustee for the TROY G. AVERA, JR. Revocable Trust, dated July 9th 2021, whose address is 580 West Washington Street, Monticello, Florida 32344, (Hereinafter "Grantee"), and to his heirs, successors, beneficiaries and assigns, all the right, title, interest, and claim, in all the real property situated in the un-incorporated area, Douglas County, State of Nevada, commonly known as 131 Camino Vista Montana, Parcel Number 1121-07-000-029 (Former Parcel Number 1121-07-000-014 & 35-230-10), bounded and described as follows:

A parcel of land situate and being a portion of Lot 3 of the Southwest 1/4 of Section 7, Township 11, Range 21 East, M.D.B. &M., described as follows:

Commencing at the Section corner common to Sections 7, 12, 13 and 18, Township 11 North, Range 21 East, M.D.B. & M., thence North along the section line between Sections 7 and 12, a distance of 2,051.99 feet to the point of beginning; thence East a distance of 357.53 feet to a point; thence South a distance of 365.5 feet to a point; thence West to a point on the Section line common to Sections 7 and 12; thence North 365.5 feet to the point of beginning.

Together with an easement, for roadway, as set forth in the easement agreement, by and between First Interstate Bank of Nevada, successor trustee, and Walter Rainey, recorded April 27, 1990, Book 490, Page 3800, as Document No. 224797, and assigned, granted and transferred to Richard Pendleton, by the individual Grant Deed, dated January 12, 1993, recorded in Book 193,

Page 1568, Document 297260, and assigned, granted and transferred to Troy G. Avera, Jr., by the Assignment recorded on March 31, 1998, in Book 398, Page 7132; and,

Together with an easement for right-of-way, as set forth as set forth in the Grant of Easement of right of Way, by and between the United State of America (Bureau of Indian Affairs) and Walter Rainey, dated January 25, 1991, recorded in Book 1292, Page 4998, and assigned, granted and transferred to Richard Pendleton, by the individual Grant Deed, dated January 12, 1993, recorded in Book 193, Page 1568, Document 297260, and assigned, granted and transferred to Troy G. Avera, Jr., by the Easement Agreement and Assignment recorded in Book 398, Page 7132; and,

Together with an easement, for right-of-way, as set forth in the Easement Assignment Agreement, dated March 31, 1998, by and between Richard Eugene Pendleton and Troy G. Avera, Jr., recorded in Book 398, Page 7132.

Subject To: Conditions, restrictions, reservations, limitations, and zoning of record, and taxes for the year 2021 and subsequent years.

HEREBY the Grantors certify that this is not Homestead property.

TO HAVE and HOLD the same together with all and singular the appurtenances, hereditaments, thereto, belonging to or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim, whatsoever, of the Grantors, either in law or in equity, to the only proper use, benefit and behoof of said Grantee, his heirs, beneficiaries and assigns, in fee simple forever.

AND the Grantors hereby covenants with the said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell, give and/or otherwise convey said land, and hereby warrant the title of said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except those appearing of record and taxes accruing subsequent to December 31, 2021.

In Witness Whereof, The Grantors/Trustees have signed and sealed these presents the day and year first above written.

DONE this 8th day of December, 2021.

WITNESSES:

Julia Coran

Witness Signature

Julia Coran

Print Witness Name

411 Gordon Ave, Thomasville, Ga 31792

Address

Patricia B. Lee

Witness Signature

Patricia B. Lee

Print Witness Name

411 Gordon Ave. Thomasville, Ga. 31792

GRANTORS:

By: [Signature] (SEAL) L.S.

TROY G. AVERA, JR. As Successor Co-Trustee for

The TROY G. AVERA, SR.,

Revocable Trust dated February 9th, 2006, and

Co-Executor for the Estate of TROY G. AVERA,

SR., deceased.

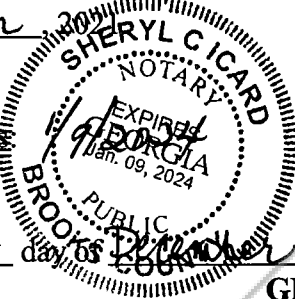
Address

STATE OF Florida Georgia)
COUNTY OF JEFFERSON Thomson

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TROY G. AVERA, JR., as Successor Co-Trustee for the TROY G. AVERA, SR., Revocable Trust dated February 9th, 2006, well known to me or who presented _____ Florida Driver's License as identification, and that he acknowledges executing the same freely and voluntarily and for the purposes herein stated.

WITNESS my hand and official seal in the County and the State last aforesaid this 8th day of December, 2021.

Seal
My Commission Expires _____



Sheryl C. Icard
NOTARY PUBLIC - Signature
Sheryl C. Icard
Print or Type Notary Name

DONE this 3rd day of December, 2021.

WITNESSES:

Sherry Patrick
Witness Signature

Sherry Patrick
Print Witness Name

235 Wayne Rd, Swann, TN
Address 38372

Robert L. Jones
Witness Signature
ROBERT L. JONES

Print Witness Name
235 Wayne Rd, Swann, TN 38372
Address

GRANTORS:

By: [Signature] (SEAL) L.S.

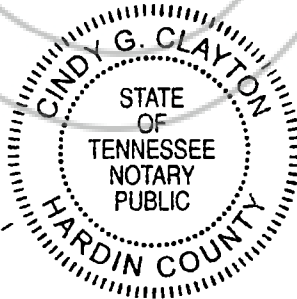
CHARLES TERRY AVERA
As Successor Co-Trustee for
The TROY G. AVERA, SR.,
Revocable Trust dated February 9th, 2006, and
Co-Executor for the Estate of TROY G. AVERA,
SR., deceased.

STATE OF Tennessee)
COUNTY OF Hardin)

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, CHARLES TERRY AVERA, as Successor Co-Trustee for the TROY G. AVERA, SR., Revocable Trust dated February 9th, 2006, well known to me or who presented Tennessee Driver's License as identification, and that he acknowledges executing the same freely and voluntarily and for the purposes herein stated.

WITNESS my hand and official seal in the County and the State last aforesaid this 3rd day of December, 2021.

Seal



Cindy G. Clayton
NOTARY PUBLIC - Signature

My Commission Expires: 10/15/24

Andy G Clayton
Print or Type Notary Name

DONE this 6th day of December, 2021.

WITNESSES:

Julia Coram

Witness Signature

Julia Coram

Print Witness Name

411 Gordon Ave, Thomasville, Ga 31792

Address

Patricia B. Lee

Witness Signature

Patricia B. Lee

Print Witness Name

411 Gordon Ave, Thomasville, Ga 31792

Address

GRANTORS:

By: Stephen Russell Avera (SEAL) L.S.
STEPHEN RUSSELL, As Successor Co-Trustee for
The TROY G. AVERA, SR.,
Revocable Trust dated February 9th, 2006, and
Co-Executor for the Estate of TROY G. AVERA,
SR., deceased.

STATE OF GEORGIA)
COUNTY OF THOMAS)

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, STEPHEN RUSSELL AVERA, as Successor Co-Trustee for the TROY G. AVERA, SR., Revocable Trust dated February 9th, 2006, well known to me or who presented _____ Driver's License as identification, and that he acknowledges executing the same freely and voluntarily and for the purposes herein stated.

8th WITNESS my hand and official seal in the County and the State last aforesaid this
day of December, 2021.

Seal
My Commission Expires: 1/9/2024

Sheryl C. Icard
NOTARY PUBLIC - Signature
Sheryl C. Icard
Print or Type Notary Name



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1121-07-000-029
 b) ~~1121-07-000-029~~
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE <u>Trust OK-9</u>
DATE OF RECORDING: _____	
NOTES: <u>Per Troy - TRF is w/o consideration TRF to Trust</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Testamentary Trustee Deed

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 Trustee
 Signature [Signature] Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Troy B. Averis Sr. Trustee
 Address: 580 W. Washington St
 City: Monticello
 State: FL Zip: 32344

Print Name: Troy B. Averis Sr. Trustee
 Address: 580 W. Washington St
 City: Monticello
 State: FL Zip: 32344

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____