

APN: 1320-33-813-041

**WHEN RECORDED, MAIL TO:**

Michelle L. Abrams, Esq.  
CLEAR COUNSEL LAW GROUP  
1671 W. Horizon Ridge Pkwy., Ste. 200  
Henderson, NV 89012

**MAIL TAX NOTICES TO:**

H & E Smythe Trust  
Evelyn M. Smythe, Trustee  
23507 Mountainside Court  
Murrieta, CA 92562

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed on December 15, 2021, by EVELYN M. SMYTHE, as grantor (the "Grantor"), in favor of EVELYN M. SMYTHE, or her successor(s), as trustee(s) of The H & E SMYTHE TRUST DATED JANUARY 19, 1999, and any amendments thereto, as grantees ("Grantee").

**WITNESSETH:**

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee that certain real property (the "Property") located in Douglas County, Nevada, which is more particularly described as follows:

LOT FIFTY-SEVEN (57), OF BLOCK D, OF FINAL SUBDIVISION MAP #1006-5 FOR CHICHESTER ESTATES, PHASE 5, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 9, 1999, IN BOOK 499, PAGE 1900, AS DOCUMENT NO. 465394.

More commonly known as 1317 E. Aylesbury Court, Gardnerville, NV 89410.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof; and

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.
2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances that are not shown by the public records.
4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.
5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.
6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantee as of December 15, 2021.

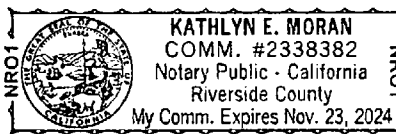
“Grantor”

Evelyn M. Smythe  
 EVELYN M. SMYTHE

STATE OF CALIFORNIA }  
 } ss.  
 COUNTY OF Riverside }

On December 15, 2021, before me, Kathlyn E. Moran, a notary, personally appeared **EVELYN M. SMYTHE** personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this **Grant, Bargain and Sale Deed**, and acknowledged that she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

Kathlyn E. Moran  
 NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- a) 1320-33-813-041
- 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: 12/17/21 Trust Ok~A.B.

- 3. a) Total Value/Sales Price of Property \$ -0-
- b) Deed in Lieu of Foreclosure Only (value of property) ( -0- )
- c) Transfer Tax Value \$ -0-
- d) Real Property Transfer Tax Due \$ -0-

**4. If Exemption Claimed:**

- a) Transfer Tax Exemption per NRS 375.090, Section 07
- b) Explain reason for Exemption: Transfer to or from 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 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 Evelyn M. Smythe Capacity Grantor

Signature Evelyn M. Smythe Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: EVELYN M. SMYTHE

Address: 23507 Mountainside Court  
City: Murrieta  
State: CA Zip: 92562

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Evelyn M. Smythe, TEE, H & E SMYTHE TRUST, u/a/d 01/19/1999

Address: 23507 Mountainside Court  
City: Murrieta  
State: CA Zip: 92562

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

Print name: Clear Counsel Law Group Escrow #: \_\_\_\_\_  
Address: 1671 W. Horizon Ridge Pkwy., Ste. 200  
City: Henderson State: NV Zip: 89012

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)