

A.P.N.: 1420-28-601-007  
File No: 143-2641018 (mk)  
R.P.T.T.: \$3,042.00

When Recorded Mail To: Mail Tax Statements To:  
Alan L. Cable and Joanne M. Cable Trustees  
42382 Buckeye Road  
Oakhurst , CA 93644

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

RICHARD J. BRAY, SUCCESSOR TRUSTEE OF THE PARKS FAMILY TRUST, DATED  
DECEMBER 30, 1999

do(es) hereby *GRANT, BARGAIN and SELL* to

Alan L. Cable and Joanne M. Cable Trustees of the Alan L & Joanne M. Cable Family  
Trust dated November 9, 2018

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

**A BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS 3 AND 4 AS SHOWN ON PARCEL  
MAP FOR LAWRENCE P. NEPSUND AND ILO JEAN NEPSUND, FILED FOR RECORD IN  
BOOK 1291 AT PAGE 2891 AS DOCUMENT NUMBER 267368, OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA AND ALSO KNOWN AS ASSESSORS PARCEL NUMBERS  
21-050-47 AND 21-050-48 RESPECTIVELY AND MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:**

**ALL THAT CERTAIN, LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND  
BEING WITHIN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28,  
TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**ALL THAT PORTION OF AFORESAID PARCELS 3 AND 4 DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE  
AFORESAID PARCEL MAP; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1, 2  
AND 3 NORTH 89° 51' 04" EAST A DISTANCE OF 353.34 FEET; THENCE LEAVING SAID  
NORTH LINE SOUTH 00° 07' 37" WEST A DISTANCE OF 119.71 FEET; THENCE NORTH  
89° 46' 11" EAST A DISTANCE OF 71.33 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89° 46' 11" EAST A DISTANCE OF 238.37 FEET; TO A  
POINT ON THE CENTERLINE OF SANTA INEZ DRIVE AS SHOWN ON AFORESAID  
PARCEL MAP; THENCE ALONG SAID LINE SOUTH 00° 08' 51" WEST A DISTANCE OF**

**211.23 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL 4; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 4 SOUTH 89° 48' 10" WEST A DISTANCE OF 238.37 FEET; THENCE LEAVING SAID LINE NORTH 00° 08' 51" EAST A DISTANCE OF 211.09 FEET TO THE TRUE POINT OF BEGINNING.**

**SUBJECT TO A 25.00 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY FOR SANTA INEZ DRIVE AS SHOWN ON AFORESAID PARCEL MAP.**

**AND SUBJECT TO AND TOGETHER WITH A 40 FOOT PRIVATE ROAD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT FOR DENNEY LANE AS SHOWN IN DOCUMENT RECORDED SEPTEMBER 20, 2000, IN BOOK 900, PAGE 3593, AS DOCUMENT NO. 499786, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 19, 2001 IN BOOK 601, PAGE 4929 AS DOCUMENT NO. 516748.**

*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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

RICHARD J. BRAY, SUCCESSOR TRUSTEE OF  
THE PARKS FAMILY TRUST, DATED DECEMBER  
30, 1999

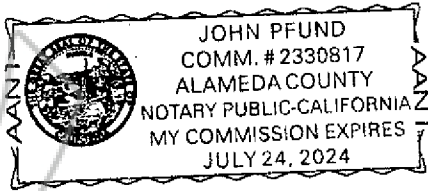
Richard J. Bray  
RICHARD J. BRAY, Successor Trustee

STATE OF NEVADA <sup>CA</sup>  
COUNTY OF DOUGLAS <sup>Alameda</sup>; ss.

This instrument was acknowledged before me on Dec 13 2021 by  
**RICHARD J. BRAY, SUCCESSOR TRUSTEE OF THE PARKS FAMILY TRUST DATED  
DECEMBER 30,**

[Signature]  
Notary Public  
(My commission expires: 7/24/2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2641018.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-28-601-007  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$780,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$780,000.00  
 d) Real Property Transfer Tax Due \$3,042.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: agent  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 RICHARD J. BRAY, SUCCESSOR  
 TRUSTEE OF THE PARKS FAMILY  
 Print Name: TRUST DATED DECEMBER 30,  
 Address: 1612 Helsinki Way  
 City: Livermore  
 State: CA      Zip: 84590

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Alan L. Cable and Joanne  
 M. Cable Trustees of the  
 Alan L & Joanne M. Cable  
 Print Name: Famil  
 Address: 42382 Buckeye Road  
 City: Oakhurst  
 State: CA      Zip: 93644

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Insurance  
 Print Name: Company      File Number: 143-2641018 mk/ mk  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden      State: NV      Zip: 89423