

A.P.N.: 1319-00-001-009
File No: 143-2641794 (et)
R.P.T.T.: \$8,580.00

When Recorded Mail To: Mail Tax Statements To:
2001 Abood Family Trust
11295 Boulder Glen Way
Reno, NV 89511

GRANT, BARGAIN and SALE DEED

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

Christopher F. Caldwell and Ronelle D. Caldwell, Co-Trustees of the Christopher F. Caldwell and Ronelle D. Caldwell Family Trust dated May 17, 2019

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

Glenn Emil Abood and Susan Robinson Abood, as trustees of The 2001 Abood Family Trust, dated January 19, 2001

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

PARCEL 1

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. AND M. SAID LAND MORE FULLY SHOWN AS PARCEL 9, AS SET FORTH IN THAT CERTAIN LAND DIVISION MAP FOR JAMES A. HUSSMAN, KATHRYN HUSSMAN & GEORGE HUSSMAN IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, RECORDED ON MAY 23, 1979, AS DOCUMENT NUMBER 32768 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID ACCESS AND UTILITY EASEMENTS AFFECTING THE HEREIN ABOVE DESCRIBED PARCEL OF LAND.

PARCEL 2

TOGETHER WITH THOSE NON-EXCLUSIVE, RECIPROCAL ROAD EASEMENTS, SUBJECT TO THE TERMS THEREIN, AS DESCRIBED IN THE EASEMENT DEED FROM THE UNITED STATES OF AMERICA, RECORDED OCTOBER 3, 1996, IN BOOK 1096, PAGE 416, AS DOCUMENT NO. 397886, AND RECORDED OCTOBER 3, 1996, IN BOOK 1096, PAGE 422, AS DOCUMENT NO. 397887 AND RECORDED OCTOBER 3, 1996, IN BOOK 1096, PAGE 428, AS DOCUMENT NO. 397888 OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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.

COOPER

Christopher F. Caldwell and Ronelle D. Caldwell,
Co-Trustees of the Christopher F. Caldwell and
Ronelle D. Caldwell Family Trust dated May 17,
2019

Ronelle D. Caldwell, Co-Trustee
Ronelle D. Caldwell, Co-Trustee

Christopher F. Caldwell, Co-Trustee
Christopher F. Caldwell, Co-Trustee

STATE OF ^{KM} ~~NEVADA~~ Colorado)
COUNTY OF ^{KM} DOUGLAS Weld ; ss.

This instrument was acknowledged before me on 15th. December 2021 by
Christopher F. Caldwell and Ronelle D. Caldwell, Co-Trustees.

Karen Ann Melby
Notary Public
(My commission expires: Oct. 27, 2025)

KAREN ANN MELBY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214042425
MY COMMISSION EXPIRES OCTOBER 27, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2641794.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-00-001-009
- 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: _____

\$2,020,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: _____

\$2,020,000.00

d) Real Property Transfer Tax Due _____

\$8,580.00

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)**

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

Print Name: Caldwell Family Trust 2019
Address: 1621 33rd Ave
City: Greeley
State: CO Zip: 80634

Print Name: 2001 Abood Family Trust
Address: 11295 Boulder Glen Way
City: Reno
State: NV Zip: 89511

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2641794 et/ et
State: NV Zip: 89423

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