

APN: 1318-24-710-012  
RETURN RECORDED DEED TO:  
JOEL W. LOCKE, ESQ.  
ALLISON MacKENZIE, LTD.  
P.O. Box 646  
Carson City, NV 89702



KAREN ELLISON, RECORDER

E07

GRANTEE/MAIL TAX STATEMENTS TO:  
JOSHUA BAINTON and JENNIFER BAINTON,  
Trustees  
2533 Sycamore Glen Drive  
Carson City, NV 89701

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.

TRUSTEE'S GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 1/7, 2022, by and between  
JOSHUA BAINTON, a married man as his sole and separate property, grantor, and JOSHUA  
D. BAINTON and JENNIFER A. BAINTON, Trustees of THE JOSHUA AND JENNIFER  
BAINTON FAMILY TRUST, grantee,

WITNESSETH:

The grantor, for good and valuable consideration to him in hand paid by the  
grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain,  
and sell to the grantees, and to their successors and assigns, all that certain parcel of real  
property located in Douglas County, State of Nevada, more particularly described as follows:

Lot 26, as shown on the Map of Kingsbury Highlands Unit No.  
2, filed in the Office of the County Recorder of Douglas  
County, Nevada on December 26, 1961, as Document No.  
19280.

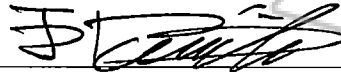
APN: 1318-24-710-012

(This legal description was previously recorded in the Official  
Records of Douglas County, State of Nevada, on April 15,  
2014, as Document Number 841001).

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.



JOSHUA BAINTON

STATE OF NEVADA        )  
                                      : ss.  
CARSON CITY            )

On January 7, 2022, personally appeared before me, a notary public, JOSHUA BAINTON, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Trustee's Grant, Bargain and Sale Deed, who acknowledged to me that he executed the foregoing document.



NOTARY PUBLIC

**State of Nevada Declaration of Value**

**1. Assessor Parcel Number(s):**

- a) 1318-24-710-012
- b)

**2. Type of Property:**

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

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust OK - J

**3. Total Value/Sales Price of Property:**

\$ \_\_\_\_\_  
 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 a trust without consideration if a certificate of trust is presented at the time of transfer. See Affidavit of Certification of Trust.

**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 [Signature] Capacity Grantors  
 Signature [Signature] Capacity Trustees

**SELLER (GRANTOR) INFORMATION REQUIRED**

**BUYER (GRANTEE) INFORMATION REQUIRED**

Print Name: Joshua Bainton Print Name: Joshua and Jennifer Bainton, Trustees  
 Address: 2533 Sycamore Glen Drive Address: 2533 Sycamore Glen Drive  
 City: Carson City City: Carson City  
 State: NV Zip: 89701 State: NV Zip: 89701

**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