

DOUGLAS COUNTY, NV **2022-981418**
RPTT:\$3334.50 Rec:\$40.00
\$3,374.50 Pgs=2 **02/18/2022 03:27 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1022-29-812-001
R.P.T.T.	\$3,334.50
File No.:	1555761 SAB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
The CB4 Family Trust dated December 16, 2019	
2505 Homeland Drive	
Reno, NV 89511	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Robert E. Dixon, Sole Trustee of the Dixon Family 1994 Trust, dated November 4, 1994** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Alyssa Weber McDermott and Casey James McDermott, Co-Trustees or their Successors in trust, under The CB4 Family Trust dated December 16, 2019**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows: All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 73, as shown on the map of TOPAZ SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, in Book 1 of Maps, as File No. 9774.

Excepting therefrom any portion of said land lying within the ordinary high water line of Topaz Lake.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Dixon Family 1994 Trust, dated November 4, 1994

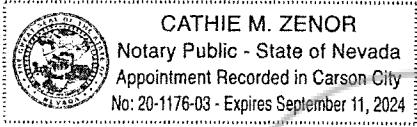
By: Robert E. Dixon Date: 2/17/22
Robert E. Dixon, Sole Trustee

State of Nevada)
) ss
County of Carson City)

This instrument was acknowledged before me on the 17 day of February, 2022
By: Robert E. Dixon as Sole Trustee of Dixon Family
1994 Trust, dated November 4, 1994

Signature: Cathie M. Zenor
Notary Public

My Commission Expires: 9-11-2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-29-812-001
 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: _____	

3. a. Total Value/Sales Price of Property \$ 855,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 855,000.00
 d. Real Property Transfer Tax Due \$ 3,334.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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] Capacity _____ Grantor _____
 Signature [Signature] Capacity _____ Grantee Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Dixon Family 1994 Trust, dated
 November 4, 1994
 Address: 2412 Merrill Road
 City: Carson City
 State: NV Zip: 89706

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: CB4 Family Trust
 Address: 2505 Home Land Drive
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1555761 SAB
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED