

A.P.N.: 1121-22-000-022  
File No: 143-2645398 (et)  
R.P.T.T.: \$585.00

When Recorded Mail To: Mail Tax Statements To:  
Lauren Ferrari  
818 N Hatfield Ave  
San Dimas, CA 91773

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

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

John Lee Rice and Christine Hope Rice, Trustees of The Rice Family Trust of 2002

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

Lauren Ferrari, a single woman

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

**PARCEL I:**

**PARCEL 2 OF PARCEL MAP LDA 05-011 FOR FRANK & MARGUERITE WARREN, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON OCTOBER 31, 2006 IN BOOK 1006, PAGE 11169, AS DOCUMENT NO. 687594, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA,**

**EXCEPTING THEREFROM ALL MINERALS, AND COAL, OILS, PETROL, AND KINDRED SUBSTANCES, AND NATURAL GASES UNDER AND IN SAID LAND BELOW 500 FEET.**

**PARCEL II:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PARCEL MAP RECORDED OCTOBER 31, 2006 IN BOOK 1006, PAGE 11169 AS INSTRUMENT 687594 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.**

*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.

COPY

John Lee Rice and Christine Hope Rice, Trustees  
of The Rice Family Trust of 2002

John Lee Rice  
John Lee Rice, Trustee

Christine Hope Rice  
Christine Hope Rice, Trustee

STATE OF California  
**NEVADA** )  
COUNTY OF San Bernardino : ss.  
**DOUGLAS** )

This instrument was acknowledged before me on January 21<sup>st</sup>, 2022 by  
**John Lee Rice and Christine Hope Rice, Trustees.**

Please See Attached Certificate - n.l.

Notary Public

(My commission expires: January 17<sup>th</sup>, 2023)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2645398.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino }

On January 21st, 2022 before me, Natalie Renee Lopiccio, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared John Lee Rice and Christine Hope Rice
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document:
Document Date: Number of Pages:
Signer(s) Other Than Named Above:
Capacity(ies) Claimed by Signer(s)
Signer's Name:
[ ] Corporate Officer - Title(s):
[ ] Partner - [ ] Limited [ ] General
[ ] Individual [ ] Attorney in Fact
[ ] Trustee [ ] Guardian or Conservator
[ ] Other:
Signer is Representing:

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1121-22-000-022  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$150,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$150,000.00  
 d) Real Property Transfer Tax Due \$585.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: The Rice Family Trust of 2002  
 Address: PO Box 1004  
 City: Wrightwood  
 State: CA      Zip: 92397

Print Name: Lauren Ferrari  
 Address: 818 N Hatfield Ave  
 City: San Dimas  
 State: \_\_\_\_\_      Zip: 91773

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

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

File Number: 143-2645398 et/ et  
 State: NV      Zip: 89423

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