

A.P.N.: 132035001052
File No: 143-2627042 (et)
R.P.T.T.: \$3,217.50

When Recorded Mail To: Mail Tax Statements To:
The HOLT W. CAWELTI and ANDRIA K. CAWELTI Revocable
Trust.
1551 Lombardy Road
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Nicole Thomas, Guardian of the Estate of Annette Jones, an Adult Protected Person

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

HOLT W. CAWELTI and ANDRIA K. CAWELTI, as trustees of the HOLT W. CAWELTI and
ANDRIA K. CAWELTI Revocable Trust

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

**THAT CERTAIN PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE
NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 20 EAST,
M.D.B. & M., DESCRIBED AS FOLLOWS:**

**PARCEL 8-D-1 AS SET FORTH ON THAT FINAL PARCEL MAP #LDA 03-030 FOR
ANNETTE R. JONES RECORDED APRIL 20, 2004 IN BOOK 404, PAGE 9521 AS
DOCUMENT NO. 610719, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
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.

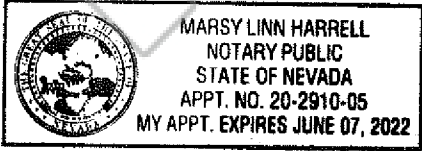
Nicole Thomas, Guardian of the Estate of
Annette Jones, an Adult Protected Person

[Signature] DCPL
Nicole Thomas, Personal Representative

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on March 4, 2022 by
Nicole Thomas, Public Guardian.

[Signature]
Notary Public
(My commission expires: 6-7-2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2627042.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 132035001052
 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: \$825,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$825,000.00
 d) Real Property Transfer Tax Due \$3,217.50
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: Coopnt
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

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

Print Name: The Estate of Annette R. Jones
 Address: PO Box 1929
 City: Minden
 State: NV Zip: 89423

Print Name: Revocable Trust.
 Address: 1551 Lombardy Road
 City: Gardnerville
 State: NV Zip: 89410

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: 143-2627042 et/ et
 State: NV Zip: 89423

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