

APN: 1421-00-002-009
RETURN RECORDED DEED TO:
EMILY A. MEIBERT, ESQ.
ALLISON MACKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



KAREN ELLISON, RECORDER E07

GRANTEES/MAIL TAX STATEMENTS TO:
RICHARD JAY MANNSCHRECK and
CHRISTINA LYNN MANNSCHRECK, Trustees
2964 Santa Maria St.
Minden, NV 89423

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.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on March 30, 2022, by and between RICHARD J. MANNSCHRECK and CHRISTINA MANNSCHRECK, Husband and Wife, as joint tenants, grantors, and RICHARD JAY MANNSCHRECK and CHRISTINA LYNN MANNSCHRECK, Trustees of THE RICHARD AND CHRISTINA MANNSCHRECK FAMILY TRUST, grantee,

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do 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:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

The Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 30, in Township 14 North, Range 21 East, M.D.B. & M.

PARCEL 2:

An easement for ingress and egress and underground public utilities over the Westerly 25 feet of the below described property and Southerly 25 feet of the below described property, running from the Southwest corner of said land to the Southwesterly corner of Parcel 1 above described. Also a 25 foot more or less, easement for underground public utilities over the following described property:

Commencing at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 30, said corner being the TRUE POINT OF BEGINNING, thence North 83°32'03" East along the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 30 a distance of 175.17 feet to a point on the Westerly line of A.P.N. 21-270-04, thence South 02°23'44" West along said Westerly line a distance of 25.30 feet; thence South 83°32'03" West a distance of 175.04 feet to the Easterly line of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 30; thence North 02°05'19" East along said Easterly line a distance of 25.28 feet to the TRUE POINT OF BEGINNING. Said easements are over the following described property:

The South 1/2 of the South 1/2 of Section 30, Township 14 North, Range 21 East, M.D.B. & M.

EXCEPT THEREFROM that certain parcel of land conveyed to John Crislaw, et ux, by Deed Recorded March 10, 1970 in Book 74, Page 66, Document No. 47379, Official Records, and more particularly described as follows, to-wit:

The easterly 495 feet of the South 1/2 of the Southeast 1/4 of Section 30 Township 14 North, Range 21 East, M.D.B. & M.

ALSO EXCEPTING THEREFROM that certain parcel of land conveyed to Kenneth C. Wagner, et ux, by Deed recorded March 9, 1972, in Book 97, Page 374, Document No. 58115, Official Records, and more particularly described as follows, to-wit:

Lot 4, being a fractional of the Southwest 1/4 of Section 30, Township 14 North, Range 21 East, M.D.B. & M., the same being shown on the Amended Record of Survey, recorded July 22, 1977, as Document No, 11280, Official Records.

AND FURTHER EXCEPTING THEREFROM all that certain parcel of land conveyed to William L. Dresser, etux, in Deed recorded March 26, 1975 in Book 375, Page 750, Document No. 79068, Official Records, and more particularly described as follows, to-wit:

The Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 14 North, Range 21 East, M.D.B. & M.

EXCEPTING THEREFROM the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 14 North, Range 21 East, M.D.B. & M.

(This legal description was previously recorded in the Official Records of the County Recorder of Douglas County, State of Nevada on December 1, 2003, as Document No. 0598313).

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.

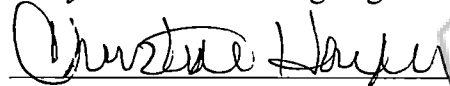

RICHARD J. MANNSCHRECK


CHRISTINA MANNSCHRECK

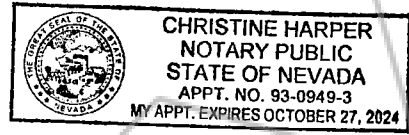
STATE OF NEVADA)
 : ss.
CARSON CITY)

On March 30, 2022, personally appeared before me, a notary public, RICHARD J. MANNSCHRECK and CHRISTINA MANNSCHRECK personally known (or

proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.



NOTARY PUBLIC



COOPER

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1421-00-002-009
b)

2. Type of Property:

- a) [] Vacant Land b) [x] Single Family Res.
c) [] Condo/Townhouse d) [] 2-4 Plex
e) [] Apartment Bldg. f) [] Comm'/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 - P

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.

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 Grantees

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name Richard J. Mannschreck and Christina Mannschreck
Print Name Richard Jay Mannschreck and Christina Lynn Mannschreck, Trustees of The Richard and Christina Mannschreck Family Trust
Address: 2964 Santa Maria Street
City: Minden
State: NV Zip: 89423

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