

APN: 1022-18-002-066

R.P.T.T.: \$0.0

Exempt: (NRS 375.090, Section 7)

RECORDING REQUESTED BY:

Ronald L. Brister & Dorian. J. Gindraux
1522 Bolton Loop
Gardnerville, NV, 89410

AFTER RECORDING MAIL TO:

Ronald L. Brister & Dorian. J. Gindraux
1522 Bolton Loop
Gardnerville, NV, 89410

MAIL TAX STATEMENT TO:

Ronald L. Brister & Dorian. J. Gindraux
1522 Bolton Loop
Gardnerville, NV, 89410

DOUGLAS COUNTY, NV

2022-983609

Rec:\$40.00

Total:\$40.00

04/12/2022 12:43 PM

DORIAN GINDRAUX

Pgs=4



KAREN ELLISON, RECORDER

E07

I
I/We the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for the recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

RONALD L. BRISTER and DORIAN J. GINDRAUX, a married couple as joint tenants,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,
does hereby GRANT, BARGAIN, SELL, AND CONVEY, to:

RONALD LEE BRISTER and DORIAN JANET GINDRAUX, as Co-Trustees of
THE BRISTER/GINDRAUX LIVING TRUST,

UAD April 12, 2022, and any amendments thereto.

ALL of their interest in the real property situated in the City of Gardnerville, County of Douglas, State of Nevada, more particularly described in EXHIBIT "A", attached hereto and incorporated herein, together with all and singular tenements, hereditaments, and appurtenances thereunto belongings or in anywise appertaining, and any reversions, remainders, rents, issues profits thereof.

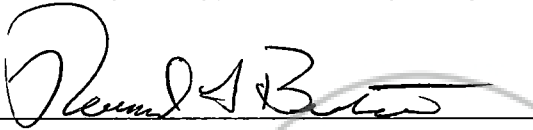
- SUBJECT TO: 1. Taxes for the current fiscal year, paid current
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record if any

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

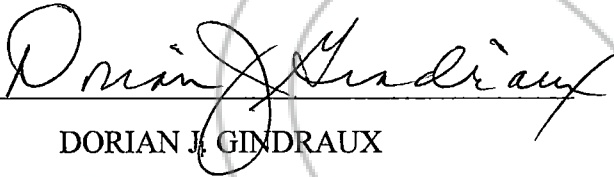
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The parties have approved the preparation of this deed and assume all liability whatsoever to the accuracy of the legal description and/or the status of the title to the property.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

WITNESS my hand(s), this 12th day of April, 2022



RONALD L. BRISTER



DORIAN J. GINDRAUX

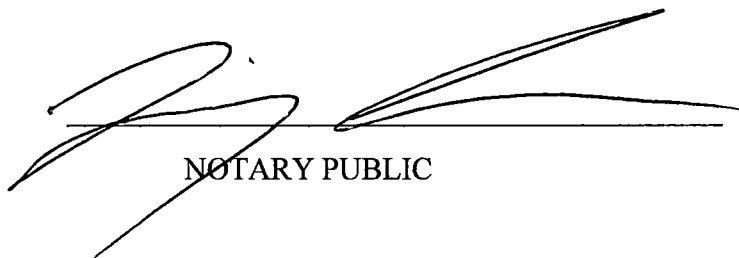
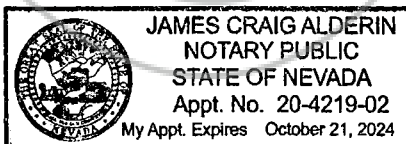
STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 12th day of April, 2022,

by: Ronald L. Brister and Dorian J. Gindraux.

(Notary Stamp)



NOTARY PUBLIC

APN: 1022-18-002-066

EXHIBIT "A"

THE LANDREFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, CITY OF GARDNERVILLE, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE SOUTH ½ OF SECTION 18, TOWNSHIP 10NORTH, RANGE 22 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4, AS SET FORTH ON THE FINAL SUBDIVISION MAP LDA 04-064 FOR HOLBROOK ESTATES, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 2, 2006, IN BOOK 1106, PAGE 839, AS DOCUMENT NO. 687834 AND CERTIFICATE OF AMENDMENT RECORDED MAY 3, 2007, IN BOOK 0507, PAGE 962, AS DOCUMENT NO. 700342 AND CERTIFICATE OF AMENDMENT RECORDED DECEMBER 4, 2007, IN BOOK 1207, PAGE 671, AS DOCUMENT NO. 714273, OFFICIAL RECORDS.

PARCEL ID: 1022-18-002-066

THIS BEING THE SAME PROPERTY CONVEYED TO RONALD L. BRISTER AN UNMARRIED MAN FROM NORMAN E. HARTZ, OR ANY SUCCESSORS IN TRUST UNDER THE NORMAN E. HARTZ TRUST AGREEMENT DATED NOVEMBER 26, 2021, IN A DEED DATED JANUARY 25, 2013 AND RECORDED FEBRUARY 26, 2013, IN BOOK 213 PAGE 7083.

Commonly known as: 1522 Bolton Loop, Gardnerville, NV 89410

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1022-18-002-086
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Verified Trust BC</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer to Trust without consideration

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 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 Ronald Brister & Dorian Gindraux Capacity Grantor/Grantee

Signature Ronald Brister & Dorian Gindraux Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
(REQUIRED)		(REQUIRED)	
Print Name:	<u>Ronald L. Brister & Dorian J. Gindraux</u>	Print Name:	<u>The Brister/Gindraux Living Trust uad 4/12/22</u>
Address:	<u>1522 Bolton Loop</u>	Address:	<u>1522 Bolton Loop</u>
City:	<u>Gardnerville</u>	City:	<u>Gardnerville</u>
State:	<u>NV</u> Zip: <u>89410</u>	State:	<u>NV</u> Zip: <u>89410</u>

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ronald L. Brister & Dorian J. Gindraux Escrow # _____

Address: 1522 Bolton Loop

City: Gardnerville State: NV Zip: 89410