

A.P.N.: 1420-08-411-011  
File No: 143-2650923 (et)  
R.P.T.T.: \$1,794.00

When Recorded Mail To: Mail Tax Statements To:  
Elizabeth Delafield Spurgeon as Trustee  
PO Box 2095  
Minden , NV 89423

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

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

Berkley Randolph Powell and Christine M. Powell, husband and wife as joint tenants with right of survivorship

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

Elizabeth Delafield Spurgeon as Trustee of The Delafield Family Trust, dated April 19, 1991

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

**LOT 12, IN BLOCK Q, AS SET FORTH ON THE FINAL MAP NO. 1001-9 SUNRIDGE HEIGHTS, PHASES 6B, 7A, & 8B, A PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 30, 1996, BOOK 196, PAGE 5112, AS FILE NO. 380052 AND AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 2, 1996, BOOK 296, PAGE 251, AS DOCUMENT NO. 380351 AND RECORDED AUGUST 14, 1996 IN BOOK 0896, PAGE 2586 AS INSTRUMENT NO. 394288 OF OFFICIAL RECORDS.**

*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

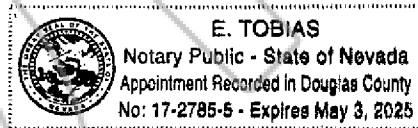
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Berkley Randolph Powell  
Berkley Randolph Powell  
Christine M. Powell  
Christine M. Powell

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

This instrument was acknowledged before me on 4.13.2022 by **Berkley Randolph Powell and Christine M. Powell.**

[Signature]  
Notary Public  
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2650923.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-08-411-011  
 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: \$460,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$460,000.00  
 d) Real Property Transfer Tax Due \$1,794.00

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]

Capacity: agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Berkley Randolph Powell and Christine M. Powell

Print Name: Elizabeth Delafield Spurgeon as Trustee

Address: 221 Gold Hill Dr

Address: PO Box 2095

City: Carson City

City: Minden

State: NV      Zip: 89706

State: NV      Zip: 89423

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

Print Name: First American Title Insurance Company

File Number: 143-2650923 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV      Zip: 89423

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