

A.P.N.: 1320-36-002-007
File No: 143-2649714 (et)
R.P.T.T.: \$7,605.00

When Recorded Mail To: Mail Tax Statements To:
William D. Welder and Karen L. Welder
22682 Summit Rd
Los Gatos, CA 95033

GRANT, BARGAIN and SALE DEED

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

Louis Rabidoux and Beverly B. Rabidoux, Trustees of the Louis Rabidoux and Beverly B. Rabidoux Revocable Trust, dated April 13, 2004

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

William D. Welder and Karen L. Welder, husband and wife as community property with right of survivorship

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

LOT 1, IN BLOCK G, AS SHOWN ON THE FINAL MAP OF WILDFLOWER RIDGE UNIT 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 19, 1990, IN BOOK 1290, PAGE 2544, AS FILE NO. 241311 AND AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED JANUARY 13, 1998, IN BOOK 198 PAGE 1715, AS DOCUMENT NO. 430281 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.

Louis Rabidoux and Beverly B. Rabidoux,
Trustees of the Louis Rabidoux and Beverly B.
Rabidoux Revocable Trust, dated April 13, 2004

Louis Rabidoux trustee

Louis Rabidoux, Trustee

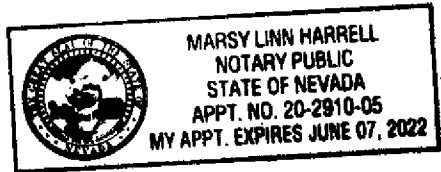
Beverly B Rabidoux Trustee

Beverly B. Rabidoux, Trustee

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

This instrument was acknowledged before me on April 20, 2022 by
Louis Rabidoux and Beverly B. Rabidoux, Trustees.

Marsy Linn Harrell
Notary Public
(My commission expires: 6-7-2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2649714.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-36-002-007
 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: \$1,950,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,950,000.00
 d) Real Property Transfer Tax Due \$7,605.00

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]
 Signature: _____

Capacity: agent
 Capacity: _____

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

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

Print Name: The Rabidoux Revocable Trust
 Address: 1489 Wild Iris Court
 City: Gardnerville
 State: NV Zip: 89410

Print Name: William D. Welder and Karen L. Welder
 Address: 22682 Summit Rd
 City: Los Gatos
 State: CA Zip: 95033

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

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

File Number: 143-2649714 et/ et
 State: NV Zip: 89423

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