

A.P.N. No.:	1420-35-201-015
R.P.T.T.	Exemption#7
File No.:	1662683 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Michael J. Downs	
2738 Esaw Street	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: **Michael James Downs and Diana Joan Rowe, Successor Co-Trustees of the Downs Family 1996 Trust dated June 12, 1996** That for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Michael J. Downs, an unmarried man** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 2, 2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Downs Family 1996 Trust

Michael J. Downs

By: Michael James Downs, Successor Co-Trustee

Diana Joan Rowe

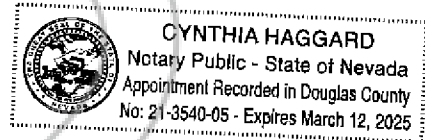
By: Diana Joan Rowe, Successor Co-Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 2 day of May, 2022
By: Michael James Downs

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3.12.2025



State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 2 day of May, 2022
By: Diana Joan Rowe

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3.12.2025

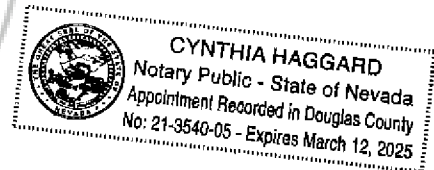


EXHIBIT "A" LEGAL DESCRIPTION

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

All that certain lot, piece or parcel of land situate in the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B.&M., described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 35; thence South 00°00'42" East along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 35, a distance of 203.56 feet to the true point of beginning, thence North 89°58'36" West parallel with the North line of the said Southwest 1/4 of the Northwest 1/4 a distance of 427.99 feet to a point on the East line of that certain parcel of land conveyed by Deed recorded in Book 22 of Official Records, at Page 359, Douglas County Records; thence South 00°01'21" East on and along the East line of said parcel a distance of 305.34 feet; thence South 89°58'36" East a distance of 427.93 feet to a point on the East line of the said Southwest 1/4 of the Northwest 1/4; thence North 00°00'42" West on and along said East line a distance of 305.34 feet to the true point of beginning.

Excepting therefrom the Easterly 25 feet for roadway right of way as contained in that certain dedication Deed from Walter A. Downs Sr. and Bessie M. Downs recorded June 9, 1966, in Book 41, Page 197, as Document No. 32490 of Official Records, Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Affidavit of Sole Surviving Trustee recorded in the office of the County Recorder of Douglas County, Nevada on October 2, 2006, as Document No. 685607 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-35-201-015
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>5/6/22 Trust OK~A.B.</u>	

3. a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section #7
 b. Explain Reason for Exemption: Transfer out of trust with no 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 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 *Cynthia Hogwood* Capacity Grantor Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: The Downs Family 1996 Trust
 Address: 2738 Esaw Street
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Michael J. Downs
 Address: 2738 Esaw Street
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1662683 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410