

APN 1420-18-710-060

GRANTEE:

WILLIAM CHARLES BAILEY, JR., Trustee
BAILEY FAMILY TRUST
931 Chip Creek Ct.
Minden, NV 89423

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

WILLIAM CHARLES BAILEY, JR., Trustee
BAILEY FAMILY TRUST
931 Chip Creek Ct
Minden, NV 89423

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).


WILLIAM BAILEY

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 5th day of May, 2022, between WILLIAM BAILEY, aka William Charles Bailey, Jr., a widower, as Grantor and Party of the First Part; and WILLIAM CHARLES BAILEY, JR., Trustee, or his successor, under the BAILEY FAMILY TRUST dated November 7, 2006, and any amendments thereto, as Grantee and Party of the Second Part.

WITNESSETH:

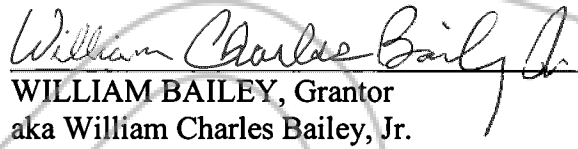
That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of his interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

LOT 60 IN BLOCK B, AS SET FORTH ON THAT CERTAIN AMENDED FINAL MAP LDA #99-54-1A FOR SUNRIDGE HEIGHTS III, PHASE 1A, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON DECEMBER 29, 2003, IN BOOK 1203, PAGE 12019, AS DOCUMENT NO. 600647.

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.

APN 1420-18-710-060, commonly referred to as 931 Chip Creek Ct., Minden, NV 89423. Legal description from deed recorded 11/14/2017 as Document No. 906870.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.



WILLIAM BAILEY, Grantor
aka William Charles Bailey, Jr.

ACKNOWLEDGMENT

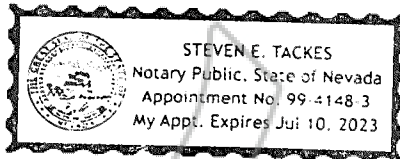
STATE OF NEVADA }
CARSON CITY } ss.

On this 5th day of May, 2022, before me, the undersigned, a Notary Public, personally appeared WILLIAM BAILEY known to me to be the person described herein, who executed the foregoing GRANT, BARGAIN, AND SALE DEED as Grantor, and who acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC (SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-18-710-060
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust Verified BC</u>	

3. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 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 without consideration to or from a trust

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 William Charles Bailey, Jr. Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: William Bailey
 Address: 931 Chip Creek Ct.
 City: Minden
 State: NV Zip: 89423

Print Name: William Charles Bailey, Jr., Trustee
Bailey Family Trust
 Address: 931 Chip Creek Ct.
 City: Minden
 State: NV Zip: 89423

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

Print Name: Kaempfer Crowell Law Firm Escrow #: _____
 Address: 510 West Fourth St.
 City: Carson City State: NV Zip: 89703