



KAREN ELLISON, RECORDER E07

APN: 1320-33-401-026

RETURN RECORDED DEED TO:
RYAN D. RUSSELL, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:
JEAN B. LEKUMBERRY, Trustee
THE JB LEKUMBERRY 2022 TRUST
1415 Douglas Avenue
Garderville, NV 89410

RPTT: EXEMPT

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on April 22nd, 2022, by and between, JEAN B. LEKUMBERRY and LISA ANN LEKUMBERRY, Trustees of THE LEKUMBERRY FAMILY 2001 TRUST, grantor, and JEAN B. LEKUMBERRY, Trustee of THE JB LEKUMBERRY 2022 TRUST, grantee.

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to her successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

THE LEKUMBERRY FAMILY 2001 TRUST

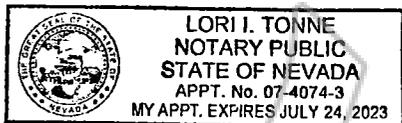
By: Jean B. Lekumberry
JEAN B. LEKUMBERRY, Trustee

By: Lisa Ann Lekumberry
LISA ANN LEKUMBERRY, Trustee

STATE OF NEVADA)
 : ss.
CARSON CITY)

On April 22, 2022, personally appeared before me, a notary public, JEAN B. LEKUMBERRY personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed and who acknowledged to me that he executed the foregoing document.

Lori I. Tonne
NOTARY PUBLIC



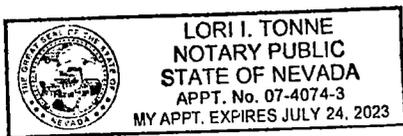
NOTARY ACKNOWLEDGEMENTS FOLLOW ON NEXT PAGE

STATE OF NEVADA)
): ss.
CARSON CITY)

On April 22, 2022, personally appeared before me, a notary public, LISA LEKUMBERRY personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed and who acknowledged to me that she executed the foregoing document.

Lori I. Tonne

NOTARY PUBLIC



THIS NOTARY ACKNOWLEDGEMENT GOES TO GRANT, BARGAIN AND SALE
DEED

EXHIBIT "A"

All that certain parcel of real property situate in the county of Douglas, state of Nevada,
more particularly described as follows:

PARCEL I

Commencing at a point 100 feet West of the corner of Eddie and Minnie Streets, and at the Southwesterly corner of the lot owned by Geo. M. Smith and on the North side of Minnie Street running, running thence Northerly along the Western boundary line of said Smith's lot one 151 feet and six inches to the South side of lot owned by A. Jensen, thence Westerly along the side of Jensen's lot 58 feet, thence Southerly, parallel with Smith's line one 151 feet and six inches to Minnie Street, thence Easterly along the North line of Minnie Street 58 feet to place of beginning, together with all water rights and ditch privileges belonging to said land, also with road way, heretofore reserved by Hans Nelson and wife through lot of Geo. M. Smith for road privileges and outlet.

PARCEL II

The Northwesterly 20 feet of the Southeasterly 100 feet of Lot 14 of Nelson's Addition, according to the map of Gardnerville, Nevada made and surveyed by H.M. Bence in 1895, which map was filed in the office of the County Recorder, Douglas County, Nevada.

(Pursuant to NRS 111.312, this legal description was obtained from Grant, Bargain and Sale Deed dated October 28, 1999, and recorded with the Douglas County Recorder on November 2, 1999, as Document Number 0479842, Book 1199, Page 0146.)

Being Assessor's Parcel Number 1320-33-401-026.

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

a) 1320-33-401-026
b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:

Book: Page:

Date of Recording:

Notes: *Trust OK - J*

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7 _____
- b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

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 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 *Jean B. Lekumberry Lisa Ann Lekumberry* Capacity Grantors

Signature *Jean B. Lekumberry* Capacity Grantee

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name Jean B. Lekumberry and Lisa Ann Lekumberry Print Name Jean B. Lekumberry,
Trustees of THE LEKUMBERRY 2001 TRUST Trustee of THE JB LEKUMBERRY 2022 TRUST
 Address: 1415 Douglas Avenue Address 1415 Douglas Avenue
 City: Gardnerville City: Gardnerville
 State: NV Zip: 89410 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
 Address: 402 North Division Street, P.O. Box 646
 City: Carson City State NV Zip 89702