

APN: 1318-10-310-051
RETURN RECORDED DEED TO:
ALICIA G. JOHNSON, ESQ.
JOHNSON LAW PRACTICE, PLLC
611 Sierra Rose Drive, Ste. A
Reno, NV 89511

GRANTEE/MAIL TAX STATEMENTS TO:
Robert M. Saunders, Jr.
TCA TrustCorp America
5301 Wisconsin Ave, NW, Suite #450
Washington, DC 20015

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 May 17, 2022, by and between Wells Fargo Bank, N.A., as trustee of the JAMES T. DANIEL, JR. and SHIRLEY M. DANIEL FAMILY TRUST dated March 23, 1998, as amended, grantor, and TCA TrustCorp America, successor trustee of the JAMES T. DANIEL, Jr. and SHIRLEY M. DANIEL FAMILY TRUST dated March 23, 1998, as amended, 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 him 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 grantee's successors and assigns, all grantor's interest in that certain parcel of real property located in Douglas County, 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 his successors and assigns forever.

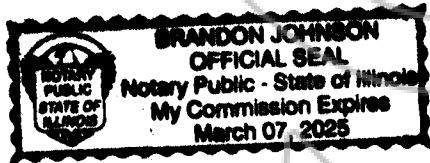
IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

WELLS FARGO BANK, N.A.

By: [Signature]
Its Vice President VINCENT DAMICO
Wells Fargo Bank, NA

ILLINOIS
STATE OF NEVADA)
Cook : ss.
WASHOE COUNTY)

On May 17th, 2022, personally appeared before me, a notary public, Vincent Damico, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she/he executed the foregoing document as Vice President.



NOTARY PUBLIC

EXHIBIT "A"

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

Lot 2 in Block D, as shown on that certain map entitled 'AMENDED MAP OF ZEPHYR COVE PROPERTY,' filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 5, 1929.

APN: 1318-10-310-051

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-10-310-051
 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: _____	

- 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 3
 b. Explain Reason for Exemption: A transfer of title recognizing the true status of ownership (Change of trustees- Doc. #794400, 12/16/2011)

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 Vincent D Amico Capacity: Grantor
Vincent D Amico
 Signature Wells Fargo Bank, NA Capacity: Grantee
Wells Fargo Bank, NA

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Wells Fargo Bank, Trustee
 Address: PO BOX 35605
 City: Dallas
 State: TX Zip: 75235

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: TCA TrustCorp America, Tte
 Address: 5301 Wisconsin Ave NW Ste 450
 City: Washington
 State: DC Zip: 20015

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: JOHNSON LAW PRACTICE Escrow # _____
 Address: 611 Sierra Rose Dr, Ste A
 City: Reno State: NV Zip: 89511