

APN: 1320-30-311-034

RPTT: \$2,496.00

Escrow No. 2214049

When Recorded Return to:

Scott Sumners

**858 Longleaf Place
Minden, NV 89423**

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Carla R. Fellows and Robert D. Fellows, Trustees of the Fellows Family 2008 Trust

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Scott Sumners, a married man as his sole and separate property

All that real property situated in the City of Minden, County of Douglas, State of Nevada, 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.

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2214049
Page Two.

Witness my hand(s) this 31 day of May, 2022.

Fellows Family 2008 Trust

By: Carla Fellows
Carla R. Fellows, Trustee

By: Robert D. Fellows
Robert D. Fellows, Trustee

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on this 31 day of May, 2022 by Carla R. Fellows and Robert D. Fellows, Trustees of the Fellows Family 2008 Trust

M. Claypool
NOTARY PUBLIC

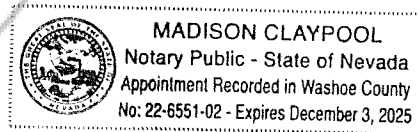
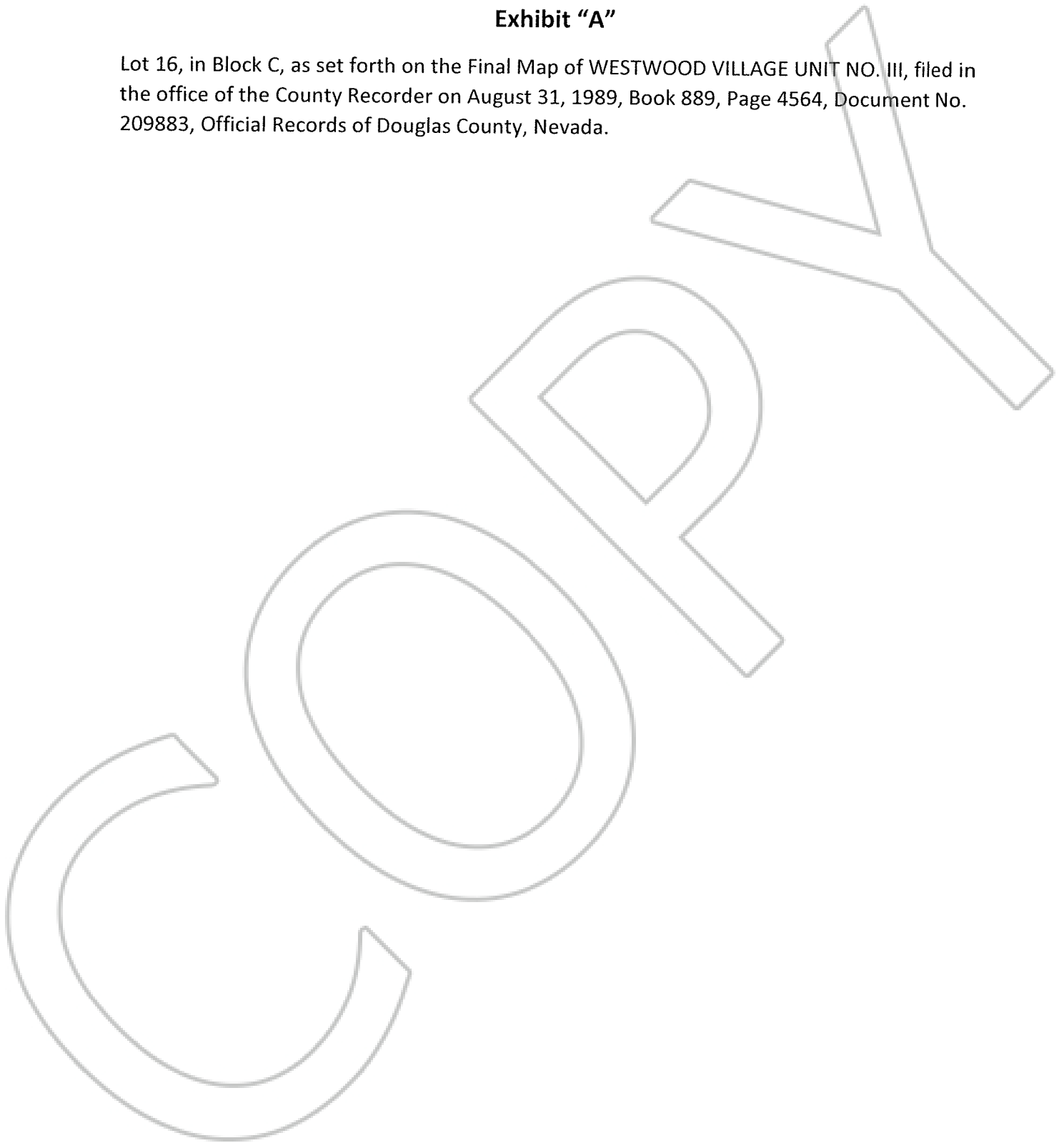


Exhibit "A"

Lot 16, in Block C, as set forth on the Final Map of WESTWOOD VILLAGE UNIT NO. III, filed in the office of the County Recorder on August 31, 1989, Book 889, Page 4564, Document No. 209883, Official Records of Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

- 1. Assessor Parcel Number(s)
 - a. 1320-30-311-034
 - b.
 - c.
 - d.

- 2. Type of Property
 - a. Vacant Land
 - b. Single Family Residence
 - c. Condo/Townhouse
 - d. 2 – 4 Plex
 - e. Apartment Building
 - f. Commercial/Industrial
 - g. Agricultural
 - h. Mobile Home
 - i. Other

| | |
|--|-------------|
| FOR RECORDERS OPTIONAL USE ONLY | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

| | | |
|----|---|--------------|
| 3. | a. Total Value/Sales Price of Property | \$640,000.00 |
| | b. Deed in Lieu of Foreclosure Only (Value of Property) | (\$ _____) |
| | c. Transfer Tax Value | \$640,000.00 |
| | d. Real Property Transfer Tax Due | \$2,496.00 |

- 4. If Exempt 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: *Carla R. Fellows* Capacity: Grantor/Grantee
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Carla R. Fellows and Robert D. Fellows, Trustees of the Fellows Family 2008 Trust
 Address: 858 Longleaf Place
 City: Minden
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Scott Sumners
 Address: 858 Longleaf Place
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: _____ Toiyabe Title File Number: 2214049
 Address: 6774 S McCarran Blvd Suite 102
 City: Reno State: NV Zip: 89509