

A.P.N.: 1320-27-001-011
File No: 143-2652351 (et)
R.P.T.T.: \$6,240.00

When Recorded Mail To: Mail Tax Statements To:
Devin Farnsworth and Holly Farnsworth
1709 Buckthorn Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert Farnsworth and Paulette Farnsworth, Trustees of the Farnsworth Family Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Devin Farnsworth and Holly Farnsworth, husband and wife as joint tenants with right of survivorship

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

LOT 1, AS SET FORTH ON THE FINAL SUBDIVISION MAP PD NO. 01-018 (BUCKTHORN SUBDIVISION) FOR GMG DEVELOPMENT LLC, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JANUARY 30, 2002, IN BOOK 0102, AT PAGE 8899, AS DOCUMENT NO. 533512, OFFICIAL RECORDS.

EXCEPT THEREFROM ALL MINERALS AND MINERAL RIGHTS AS CONVEYED TO STOCK PETROLEUM CO. BY DEED RECORDED MARCH 13, 1980, IN BOOK 380, AT PAGE 1315, AS DOCUMENT NO. 42677, OFFICIAL RECORDS OF DOUGLAS COUNTY.

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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Robert Farnsworth and Paulette Farnsworth,
trustees of the Farnsworth Family Trust

Robert Farnsworth

Robert Farnsworth, Trustee

Paulette Farnsworth

Paulette Farnsworth, Trustee

STATE OF **NEVADA**)

: **ss.**

COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by
Robert Farnsworth and Paulette Farnsworth, Trustees.

Notary Public
(My commission expires: _____)

*SEE CALIFORNIA
ACKNOWLEDGMENT*

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2652351.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of RIVERSIDE

On MAY 27, 2022 before me, JOAN M. PICKFORD, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared ROBERT FARNSWORTH AND
Name(s) of Signer(s)
PAULETTE FARNSWORTH

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Joan M. Pickford
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-27-001-011
- 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
- i) Other multi-family

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

- 3. a) Total Value/Sales Price of Property: \$1,600,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,600,000.00
- d) Real Property Transfer Tax Due \$6,240.00

4. **If Exemption 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: [Signature]
Signature: _____

Capacity: Agent
Capacity: _____

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

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

Print Name: The Farnsworth Family Trust
Address: 319 Bouquet Canyon Dr
City: Palm Desert
State: CA Zip: 92211

Print Name: Devin Farnsworth and Holly Farnsworth
Address: 1709 Buckthorn Court
City: Minden
State: NV Zip: 89423

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2652351 et/ et
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)