

DOUGLAS COUNTY, NV **2022-987817**  
 RPTT:\$871.65 Rec:\$40.00  
 \$911.65 Pgs=2 07/25/2022 12:55 PM  
 STEWART TITLE COMPANY - NV  
 KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1320-04-001-106
<b>R.P.T.T.</b>	\$ 871.65
<b>File No.:</b>	1762140 MMB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
David B. Davis and Sharon Lynn Davis, Trustees of the Davis Family Trust Dated May 4, 1992 as Amended	
D.O. Box 700 Genoa, NV 89411	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ANE Investors, LLC, limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **David B. Davis and Sharon Lynn Davis, Trustees of the Davis Family Trust Dated May 4, 1992 as Amended**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

All that real property situate in the County of Douglas, State of Nevada, located within a portion of Section 4, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Unit K, as shown on Record of Survey for Carson Valley Business Park (A Commercial Subdivision) Miles Partners, LLC filed for record May 18, 2006 in the office of Recorder of said County as Document No. 675176.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 25, 2022

SIGNATURES AND NOTARY ON PAGE 2  
 THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

ANE Investors, LLC

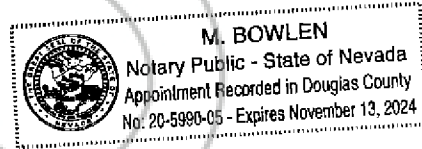
*Alan Jackson*  
Alan Jackson, Managing Member

*Ellen Jackson*  
Ellen Jackson, Managing Member

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 25 day of July, 2022  
By: Alan Jackson and Ellen Jackson

Signature: *M. Bowlen*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-04-001-106  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 223,200.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 223,200.00  
 d. Real Property Transfer Tax Due                                \$ 871.65

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 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 MBowlen    Capacity Escrow Officer  
 Signature \_\_\_\_\_    Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: ANE Investors, LLC, limited liability company  
 Address: P.O. Box 1428  
 City: Genoa  
 State: NV                      Zip: 89411

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: David B. Davis and Sharon Lynn Davis, Trustees of the Davis Family Trust Dated May 4, 1992 as Amended  
 Address: P.O. Box 700  
 City: Genoa  
 State: NV                      Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1762140 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV                      Zip: 89410