



APN: 1022-29-411-043 & 1022-29-411-022
RECORDING REQUESTED BY:

Thomas L. McMaster & Donna L. McMaster, Trustees
1977 Churchill St.
Gardnerville, NV 89410

AFTER RECORDATION, RETURN BY MAIL TO:

Thomas L. McMaster & Donna L. McMaster, Trustees
1977 Churchill St.
Gardnerville, NV 89410

KAREN ELLISON, RECORDER E03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED FOR REVERTED PARCEL

THIS INDENTURE WITNESSETH: On this 21st day of JULY, 2022, Thomas L. McMaster and Donna L. McMaster, Trustees of The Thomas L. McMaster and Donna L. McMaster Trust of 2015, dated February 4, 2015, do hereby Grant, Bargain, Sell and Convey to Thomas L. McMaster and Donna L. McMaster, Trustees of The Thomas L. McMaster and Donna L. McMaster Trust of 2015, dated February 4, 2015, and to the heirs and assigns of such Grantees forever, her interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Thomas L. McMaster, Trustee

Donna L. McMaster, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 21 day of JULY, 2022 by Thomas L. McMaster and Donna L. McMaster.

Notary Public

JANE GRAY
NOTARY PUBLIC
STATE OF NEVADA
County of Douglas
My Commission Expires: August 21, 2023
Certificate No: 15-2416-5

3299-001
07/20/2022

EXHIBIT "A"
DESCRIPTION
REVERTED PARCEL
(A.P.N. 1022-29-411-043 & 1022-29-411-022)

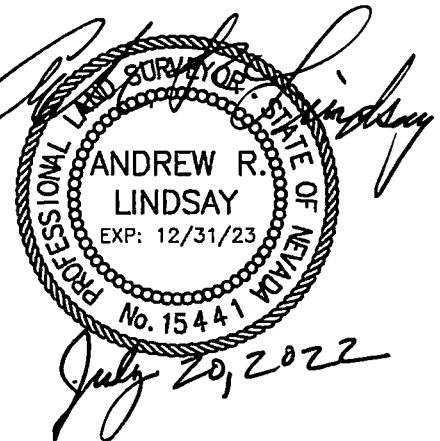
All that real property situate in the County of Douglas, State of Nevada, described as follows:

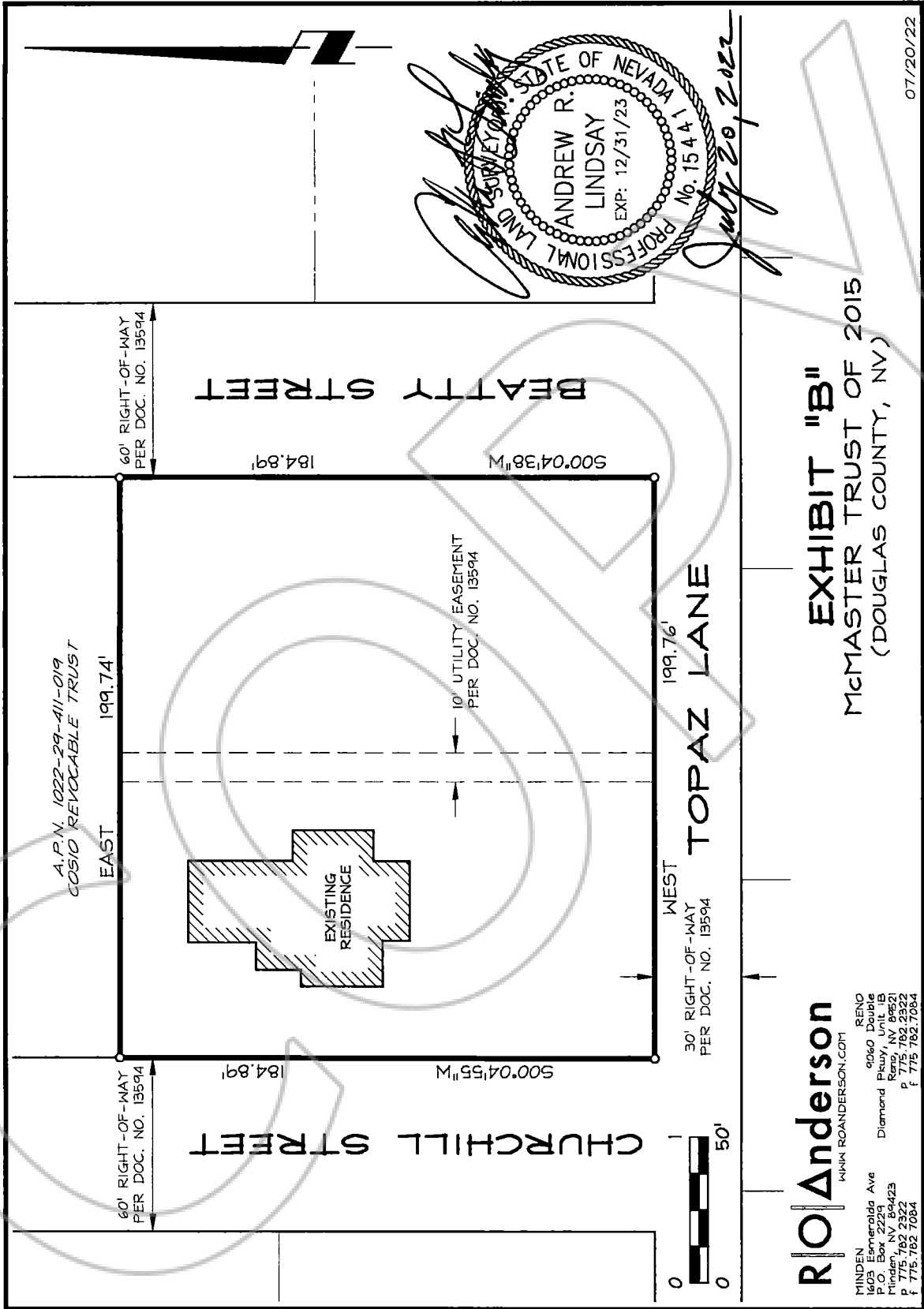
A parcel of land lying within a portion of Section 29, Township 10 North, Range 22 East, M.D.M. being lots 39 and 43 per the Amended Map of Topaz Lodge Subdivision filed for record September 16, 1958 in the office of Recorder Douglas County, Nevada as Document No. 13594 and Adjusted Parcel 3 per the Record of Survey to Support a Boundary Line Adjustment for John R. and Linda K. DeCarlo and DeCarlo Custom Homes filed for record November 20, 1997 in said office of Recorder as Document No. 426750, more particularly described as follows:

BEGINNING at the northwest corner of said Adjusted Parcel 3 and a point falling on the east right-of-way line of Churchill Street;
thence EAST, 199.74 feet to the west right-of-way line of Beatty Street and the northeast corner of said Adjusted Parcel 3;
thence continuing along the west right-of-way line of Beatty Street South 0°04'38" West, 184.89 feet to a point on the north right-of-way line of Topaz Lane;
thence continuing along the north right-of-way line of Topaz Lane WEST, 199.76 feet to a point where said north right-of-way line of Topaz Lane meets said east right-of-way line of Churchill Street,
thence North 0°04'55" East, 184.89 feet to the **POINT OF BEGINNING**, containing 36,932 square feet, or 0.85 acres, more or less.

The Basis of Bearing of this description is identical to the Record of Survey to Support a Boundary Line Adjustment for John R. and Linda K. DeCarlo and DeCarlo Custom Homes filed for record November 20, 1997 in said office of Recorder as Document No. 426750.

Prepared By: R.O. ANDERSON ENGINEERING, INC
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423





PROFESSIONAL LAND SURVEYOR
 STATE OF NEVADA
 ANDREW R. LINDSAY
 EXP: 12/31/23
 No. 15444
 July 20, 2022

EXHIBIT "B"
 McMASTER TRUST OF 2015
 (DOUGLAS COUNTY, NV)

R/O Anderson
 MINK ROANDERSON.COM
 RENO
 6050 Double
 Play, Unit B
 Diamond, NV 89501
 P 775.782.2322
 F 775.782.7084

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1022-29-411-043
 - b) 1022-29-411-022
 - 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$0.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: \$ _____
- 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: Reversion to acreage between same property owners.

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 Donna L. McMaster Capacity _____ Grantor

Signature Donna L. McMaster Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Donna L. McMaster
 Address: 1977 Churchill Street
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Donna L. McMaster
 Address: 1977 Churchill Street
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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