

APN: 1220-25-501-011R.P.T.T.: \$0.00

RECORDING REQUESTED BY:

Kevin Walsh, Esq.
1 E. Liberty St. Ste. 600
Reno, NV 89501

00159328202209891440040045

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO:

Cheryl Boniface
1956 Rock Bottom Road
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

Grantee same as above.

GRANT, BARGAIN, SALE DEED**THIS INDENTURE WITNESSETH THAT:**

Cheryl Boniface, Trustee of the Joseph Lee Carrillo Living Trust Dated June 29, 2022, for valuable consideration, the receipt of which is hereby acknowledged, pursuant to the terms of trust agreement, do hereby Grant, Bargain, Sell and Convey to Cheryl Boniface, a single woman all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

Parcel 1

Commencing at the East quarter corner of Sec. 24, T. 12 N., R. 20 E., M.D.B.&M., proceed South 1320.00 feet, West 1320.00 feet, and South 2649.15 feet, to the True Point of Beginning said true point of beginning being the Southeast corner of the parcel described in the deed to Bud C. Stachler et ux, recorded June 5, 1965, in Book 28, Page 543, Official Records, thence West along the South line of the Stachler parcel 325.49 feet; thence North 669.15 to the North line of the parcel described in the deed to Bud C. Stachler recorded March 8, 1966 in book 38, Page 429, official records; thence East along said line 325.49 feet to the Northeast corner of the last mentioned parcel; thence South along the East line of the above Stachler parcels 669.15 feet more or less to the point of beginning.

Parcel 2

An easement for ingress and egress over the Southerly 25 feet of the following described parcel:

A parcel of land located in the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 25, T. 12 N., R. 20 E., M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Continued next page;

Continuation of Grant, Bargain, Sale Deed; APN 1220-25-501-011

Beginning at a concrete right of way monument on the Northeasterly 200 feet right of way line of Nevada State Highway, U.S. Route 395 opposite Engineers Station 87 80.5, which monument bears South 37 ° 10'45" East 4980.81 feet, from the West 1/4 corner of Section 24, T. 12 N., R. 20 E., M.D.B.&M., proceed thence West, 111.5 feet to a concrete right of way monument on the 100 foot highway right of way line; thence, along the Northeasterly right of way line, along a curve to the left, which has a central angle of 3° 35'10" and a length of 319.22 feet to a point; thence East, 1210.92 feet, to the Northeast corner of the parcel; thence South 286.00 feet, to the Southeast corner of the parcel; thence West 959.54 feet to the point of beginning.

EXCEPTING therefrom any portion of said easement lying within Parcel No. 1.

Legal Description Prepared by: Kevin P. Walsh, Attorney at Law, 1 E. Liberty St. Ste 600, Reno, NV 89501

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO:

1. Taxes for the current fiscal year; and
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

Continued next page;

(Continuation of Grant, Bargain, Sale Deed; APN 1220-25-501-011)

STATE OF NEVADA)
) : ss
COUNTY OF WASHOE)

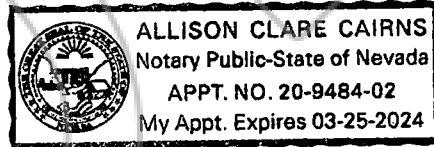
Cheryl Boniface
Cheryl Boniface
Trustee of the Joseph Lee Carrillo Living Trust

On August 25, 2022 before me, the undersigned, Allison Clare Cairns a Notary Public in and for the County and State aforementioned, personally appeared Cheryl Boniface personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name was subscribed to the within instrument and acknowledged that s/he executed the same.

WITNESS my hand and official seal.

Allison Clare Cairns
Notary Public

My commission expires



Affirmation

The undersigned affirms that this document and attachments do not contain the personal information of any person.

Kevin P. Walsh
Kevin P. Walsh
Attorney at Law

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-25-501-011
 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

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: _____
 Book _____ Page: _____
 Date of Recording: 9/1/22 Trust ok
 Notes: ATB

3. Total Value/Sales Price of Property _____ \$
 Deed in Lieu of Foreclosure Only (value of property) _____ (\$)
 Transfer Tax Value: _____ \$ **0.00**
 Real Property Transfer Tax Due _____ \$ **0.00**

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: _____
Transfer from a trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 _____ Capacity Attorney for Grantor
 Signature _____ Capacity Attorney for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Cheryl Boniface, Trustee of the Joseph
 Address: Lee Carrillo Living Trust
 City: 1956 Rock Bottom Road
 State: Gardnerville, NV 89410

Cheryl Boniface
 1956 Rock Bottom Road
 Gardnerville, NV 89410

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

Print Name: Kevin Walsh, Esq., _____ Escrow # _____
 Address: 1 E. Liberty Street, Suite 600 _____
 City: Reno, NV 89501 _____