

A.P.N.: 1318-23-511-009
File No: 143-2657786 (et)
R.P.T.T.: \$6,240.00

When Recorded Mail To: Mail Tax Statements To:
The BTAWC Trust
PO Box 128
Gardnerville , NV 89410

GRANT, BARGAIN and SALE DEED

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

Terry Kerns and Janice Bryant, Trustees of The Kerns-Bryant 2019 Trust, dated December 5, 2019

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

William A. Saladin and Christina E. Saladin, as trustees of the BTAWC Trust, dated June 21, 2020

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

LOT 13, OF BLOCK B, AS SHOWN ON THE PLAT OF CHIMNEY ROCK ESTATES, RECORDED DECEMBER 6, 1979 IN BOOK 1279 OF OFFICIAL RECORDS, AT PAGE 299, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 39359.

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.

Terry Kerns and Janice Bryant, Trustees of The
Kerns-Bryant 2019 Trust, dated December 5,
2019


Terry Kerns
Terry Kerns, Trustee

Janice M. Bryant
Janice Bryant, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 10-14-2022 by
Terry Kerns and Janice Bryant, Trustees.

[Signature]
Notary Public
(My commission expires: 3/31/25)

 **E. TOBIAS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2785-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2657786.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-23-511-009
 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 _____

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)**

Terry Kerns and Janice Bryant,
 Trustees of The Kerns-Bryant
 Print Name: 2019 TrustTerry Kern
 Address: PO Box 5250
 City: Stateline
 State: NV Zip: 89449

The BTAWC Trust
 Print Name: The BTAWC Trust
 Address: PO Box 128
 City: Gardnerville
 State: NV Zip: 89410

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

First American Title Insurance
 Print Name: Company File Number: 143-2657786 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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