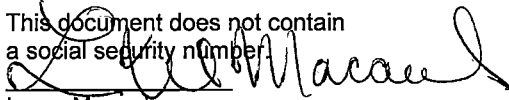


This document does not contain
a social security number.


Laury Macauley



KAREN ELLISON, RECORDER E07

APN: 1121-05-512-034

**RECORDING REQUESTED BY
And MAIL DOCUMENTS TO:**
Macauley Law Group, P.C.
5470 Kietzke Lane, Suite 300
Reno, NV 89511

MAIL TAX STATEMENTS TO:
Lawrence D. Nihan, Trustee
237 Mark Street
Gardnerville, NV 89410

RPTT: \$0.00 Exempt (7)
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which hereby acknowledged, and pursuant to the terms of the LAURA HELEN MONAY FAMILY TRUST, dated August 2, 2013, LAWRENCE D. NIHAN, LAURA HELEN MONAY FAMILY TRUST, dated August 2, 2013, does hereby grant, bargain, sell and convey to:

LAWRENCE D. NIHAN, a single man,

(hereinafter called GRANTEE(S)) all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, bounded and described in Exhibit "A," attached hereto and incorporated herein, together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to, and any revisions, remainders, rents, issues or profits thereof.

Also known as street and number: 237 Mark Street, Gardnerville, NV 89410

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

In Witness Whereof, I/We have hereunto set my hand/our hands on 17th day of October, 2022.

Lawrence D. Nihan
LAWRENCE D. NIHAN, SUCCESSOR TRUSTEE OF LAURA HELEN MONAY FAMILY TRUST,
dated August 2, 2013

STATE OF NEVADA)
)
COUNTY OF WASHOE)

On this 17th day of oct., 2022, personally appeared before me, a Notary Public, LAWRENCE D. NIHAN, personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

Frans Maycock
Notary Public
My commission expires: 10-19-2022
SM

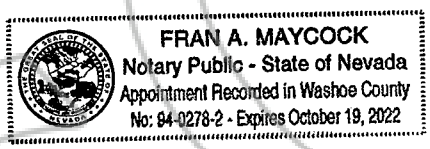


EXHIBIT "A"

Legal Description:

Lot 77, as set forth on the Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 3, filed in the office of the Douglas County Recorder on September 10, 2002, in Book 0902, Page 2510, File NO. 551762; subject to that certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No. 0423883; EXCLUDING any and all water rights, including, but not limited to: applications and permits to appropriate any of the public waters; certificates of appropriation; adjudicated or unadjudicated water rights; applications or permits to change the place of diversion, manner of use or place of use of water; and, federal reserved water rights.

(This legal description was contained in a Quitclaim Deed recorded as Document No. 2018-922762 in the official records of the Douglas County Recorder on November 26, 2018.)

APN: 1121-05-512-034

Property Address: 237 Mark Street, Gardnerville, NV 89410.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1121-05-512-034
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>11/9/22 Trust ok AS</u>

3. Total Value/Sales Price of Property:

Total Value/Sales Price of Property:	<u>\$0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$0.00</u>
Real Property Transfer Tax Due:	<u>\$0.00</u>

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100 %

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 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 *Lawrence D. Nihan* Capacity Attorney/Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Lawrence D. Nihan, Trustee of the</u>	Print Name: <u>Lawrence D. Nihan</u>
Address: <u>237 Mark Street</u>	Address: <u>237 Mark Street</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>NV</u> Zip: <u>89410</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Laury M. Macauley, Macauley Law Group, P.C. Escrow # N/A
 Address: 5470 Kietzke Lane, Suite 300
 City: Reno State: NV Zip: 89511