

A.P.N.: 1420-33-410-040
File No: 143-2658643 (et)
R.P.T.T.: \$1,989.00

When Recorded Mail To: Mail Tax Statements To:
Catherine Ann Williams
2621 Wildrye Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Louie W. Scheel as surviving trustee of The Louie W. Scheel and Mary A. Scheel Trust
#3, dated November 1, 2004

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

Catherine Ann Williams, an unmarried woman and Derek Bruno Larsen, an unmarried
man and Edwin Larsen, an unmarried man, all as joint tenants with right of survivorship

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

**LOT 59 AS SET FORTH UPON THAT SUBDIVISION MAP ENTITLED WILDHORSE ANNEX
UNIT 2, A PLANNED UNIT DEVELOPMENT, RECORDED OCTOBER 10, 1994 IN BOOK
1094, PAGE 1490, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, AS
DOCUMENT NO. 348105.**

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.

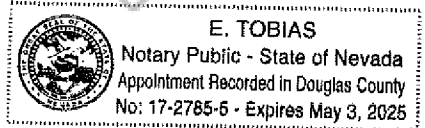
Louie W. Scheel as surviving trustee of The
Louie W. Scheel and Mary A. Scheel Trust #3,
dated November 1, 2004

Louie W. Scheel
Louie W. Scheel, Trustee

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

This instrument was acknowledged before me on 11.21.2022 by
Louie W. Scheel, Trustee .

[Signature]
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2658643.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-33-410-040
- 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: \$510,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$510,000.00
- d) Real Property Transfer Tax Due \$1,989.00

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]

Capacity: Agent

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Louie W. Scheel as surviving trustee of The Louie W. Scheel and Mary A. Scheel T

Print Name: Catherine Ann Williams and Derek Bruno Larsen and Edwin Larsen

Address: 7395 Lindsey Lane

Address: 2621 Wildrye Court

City: Spanish Springs

City: Minden

State: NV Zip: 89436

State: NV Zip: 89423

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

Print Name: Company

File Number: 143-2658643 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)