

APN: 1022-11-002-004  
Recording Requested and Mail To:

JENNIFER MAHE, ESQ.  
MAHE LAW, LTD.  
707 N. Minnesota Street, Suite D  
Carson City, NV 89703



KAREN ELLISON, RECORDER E07

Affiant's Address/Mail Tax Statements To:

James R. Crance  
620 W. Roland  
Carson City, NV 89703

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on Sept. 15, 2022, by and between JAMES R. CRANCE, Trustee of the CRANCE FAMILY TRUST, Grantor, and JAMES R. CRANCE, a married man as his sole and separate property, Grantee,

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:

Lot 30, as shown on the map of TOPAZ RANCH ESTATES NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada on December 4, 1963, in Book 20, Page 717, Document No. 23962

Pursuant to NRS 111.312(6), the attached legal description was previously recorded with the Douglas County Recorder's Office on July 24, 1989, as Document No. 207220.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

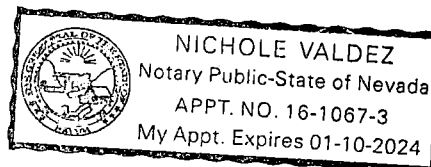
CRANCE FAMILY TRUST

By: *James R. Crance*  
JAMES R. CRANCE, Trustee

STATE OF NEVADA     )  
                                      : ss.  
CARSON CITY         )

On Sept. 15, 2022, personally appeared before me, a notary public, JAMES R. CRANCE, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Grant, Bargain and Sale Deed.

*Nichole Valdez*  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1022-11-002-004  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>11/22/22</u>	
NOTES: <u>Just ok. JRB</u>	

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 # 7  
 b. Explain Reason for Exemption: Transfer of Title from a trust without consideration.  
Affidavit provided herewith

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 375.060, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Agent for Grantor

Signature \_\_\_\_\_ Capacity Agent for Grantee

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

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

Print Name: James R. Crance, Trustee  
 Address: 620 W. Roland  
 City: Carson City  
 State: NV Zip: 89703

Print Name: James R. Crance  
 Address: 620 W. Roland  
 City: Carson City  
 State: NV Zip: 89703

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

Print Name: Mahe Law, Ltd. Escrow # \_\_\_\_\_  
 Address: 707 N. Minnesota Street, Suite D  
 City: Carson City State: NV Zip: 89703