



KAREN ELLISON, RECORDER

E07

RETURN RECORDED DEED TO:
SULLIVAN LAW
a Professional Corporation
1625 SR 88, #401
Minden, NV 89423
APN: 1219-10-001-011
R.P.T.T. \$0 #7

The undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 20th day of December, 2022, by and between JAY D. SULLIVAN and CHRISTINE M. SULLIVAN, husband and wife as community property with right of survivorship, grantors, and SULLIVAN LIVING TRUST DATED OCTOBER 16, 2003, as amended December 9, 2022, J. D. Sullivan and Christine Sullivan, Trustees, grantee,

W I T N E S S E T H:

That the grantors, without consideration, do by these presents grant, bargain, transfer and sell to the grantee, and to its successors and assigns, all those certain parcels of real property with improvements located thereon, including all mineral, oil, gas, timber, logging and water rights belonging or in any way appertaining to said real property, situate in Douglas County, State of Nevada, and more particularly described as follows:

(See Exhibit A attached hereto and incorporated herein by this reference)

**EXHIBIT A
LEGAL DESCRIPTION**

APN: 1219-10-001-011

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

PARCEL 1:

That portion of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South 00°09'00" West along the East line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 263.86 feet to the True Point of Beginning; thence continuing South 00°09'00" West along the East line, a distance of 132.06 feet; thence North 89°56'23" West, a distance of 329.31 feet more or less to a point in the East line of the parcel of land conveyed to KASPER A. SKARSTEN, et ux, by Deed recorded March 12, 1971, in Book 84, Official Records, at Page 593, Douglas County, Nevada, Records; thence North 00°09'00" East along the East line of said Skarsten parcel, a distance of 131.81 feet to a point; thence South 89°59'13" East, a distance of 329.31 feet to the POINT OF BEGINNING.

PARCEL 2:

Non-exclusive right-of-way 25 feet in width for public road and utility purposes along the North boundary of the following described parcel:

COMMENCING at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., proceed thence South along the Section line common to Sections 9 and 10, a distance of 396 feet to the Point of Beginning; thence East along a line parallel to the Section line, a distance of 330 feet to a point; thence South, a distance of 132 feet to a point at the Southeast corner of said parcel; thence West, a distance of 330 feet to a point on the Section line; thence North along said Section line 132 feet to the POINT OF BEGINNING.

PARCEL 3:

A non-exclusive right-of-way for road and utility purposes over the Westerly 30.00 feet of the Northerly 25 feet of the following described parcel:

BEGINNING at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B.&M., proceed South 00°09' West, a distance of 395.92 feet, to the True Point of Beginning, which is the Northeast corner of the parcel; thence South 00°09' West, a distance of 132.06 feet to the Southeast corner; thence North 89°53'34" West, a distance of 329.31 feet to the Southwest corner; thence North 00°09' East, a distance of 131.81 feet to the Northwest corner; thence South 89°56'23" East, a distance of 329.31 feet to the POINT OF BEGINNING.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1219-10-001-011
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>OK - Trust OK.</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: To Trust without consideration

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 _____ Grantor
 Signature [Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jay D. Sullivan
 Address: 1625 SR 88, Suite 401
 City: Minden
 State: NV Zip: 89423

Print Name: Sullivan Trust, J. D. Sullivan, Trustee
 Address: 1625 SR 88, Suite 401
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____