

A.P.N. No.:	1319-09-702-053
R.P.T.T.	\$4,972.50
File No.:	2095693 BA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
James D. Swan II and Janis L. Swan, Trustees of the Swan Family 2013 Trust, dated August 16, 2013	
2284 Genoa Street	
Genoa 89411	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Daniel L. Walters and Sheri L. Walters, Trustees of the Walters Family 2003 Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James D. Swan II and Janis L. Swan, Trustees of the Swan Family 2013 Trust, dated August 16, 2013**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The land referred to herein is situated in the State of Nevada, County of DOUGLAS, described as follows:

A parcel of land located within the SE 1/4 of Sections 9 of T.13N., R.19E., M.D.B.&M. Douglas County, Nevada and more particularly described as follows:

Commencing at the Southeast 1/16 Corner of Section 9, T.13N., R19E., M.D.B.&M., said corner being marked by a brass cap; thence N3°29'53"W a distance of 694.04 feet to a 1/2" capped pipe; thence East a distance of 49.41 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N00°31'07"W a distance of 30.52 feet to a 5/8" rebar with cap stamped P.L.S. 3090 which is the TRUE POINT OF BEGINNING; thence N61°16'40"W a distance of 42.20 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N13°25'27"E a distance of 152.84 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence N13°25'27"E a distance of 62.25 feet to a 1/2" pipe; thence East a distance of 139.00 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S02°39'31"E a distance of 53.56 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S02°52'10"E a distance of 56.07 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S02°37'04"E a distance of 60.06 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence S02°54'13"E a distance of 60.07 feet to a 5/8" rebar with cap stamped P.L.S. 3090; thence West a distance of 163.00 feet to the TRUE POINT OF BEGINNING.

Said land further shown on Record of Survey to Support a Lot Line Adjustment and filed for record with the Douglas County Recorder on February 28, 2003 in Book 0203, Page 12298, Document No. 0568456, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 22, 2003, Book 1203, Page 9659 as Document No. 600187 of Official Records.

*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Walters Family 2003 Trust

By: [Signature]
Daniel L. Walters, Trustee

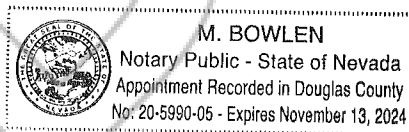
By: [Signature]
Sheri L. Walters, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 29th day of August, 2023
By: Daniel L. Walters + Sheri L. Walters, Trustees of Daniel L. Walters and Sheri L. Walters, Trustees of the Walters Family 2003 Trust.

Signature: [Signature]
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-09-702-053
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 1,275,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,275,000.00
 d. Real Property Transfer Tax Due \$ 4,972.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 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 _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Daniel L. Walters and Sheri L. Walters,
Trustees of the Walters Family 2003
Trust
 Address: P.O. Box 58
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James D. Swan II and Janis L.
Swan, Trustees of the Swan
Family 2013 Trust, dated August
16, 2013
 Address: 2284 Genoa Street
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2095693 BA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED