

A.P.N.: 1220-16-101-005
File No: 143-2666394 (et)
R.P.T.T.: \$4,241.25

When Recorded Mail To: Mail Tax Statements To:
The Mayhugh Trust
1872 NE Brown Dr
Madras, OR 97741

GRANT, BARGAIN and SALE DEED

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

Richard H. Baker and Susan J. Baker, who acquired title as, Richard H. Baker and Susan T. Baker, husband and wife as joint tenants with right of survivorship

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

Roy W. Mayhugh and Bonnie J. Mayhugh, as trustees of the Mayhugh Trust, dated May 30, 2003

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

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL I:

**COMMENCING AT THE CENTERLINE INTERSECTION OF JODI COURT AND GINA WAY, A FOUND CENTERLINE MONUMENT IN WELL; THENCE ALONG THE CENTERLINE PROJECTION OF SAID JODI COURT, SOUTH 89°42'46" WEST, 25.00 FEET; THENCE NORTH 00°23'00" WEST, 330.80 FEET TO A FOUND 3/8" REBAR, NO TAG; THENCE SOUTH 89°33'39" WEST, 135.73 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED MAY 27, 1988 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA IN BOOK 588, AT PAGE 4196, THE POINT OF BEGINNING;
THENCE SOUTH 20°01'38" WEST, 247.07 FEET;
THENCE NORTH 61°00'28" WEST, 87.00 FEET;
THENCE SOUTH 33°21'59" WEST, 5.72 FEET;
THENCE NORTH 56°11'11" WEST, 192.17 FEET;
THENCE NORTH 06°47'06" EAST, 86.00 FEET;
THENCE NORTH 89°33'39" EAST, 313.37 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 12, 2016, AS INSTRUMENT NO. 2016-886055.

PARCEL II:

A FIFTY FOOT (50') ROADWAY EASEMENT GRANTED IN DEED RECORDED MARCH 24, 1965 IN BOOK 30, PAGE 53 AS DOCUMENT NO. 27500, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL III:

A THIRTY FOOT (30') PRIVATE ACCESS EASEMENT DESCRIBED IN DOCUMENT RECORDED MARCH 1, 1999 IN BOOK 3999, PAGE 563 AS DOCUMENT NO. 462411, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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.

[Handwritten Signature]

Richard H. Baker

[Handwritten Signature]

Susan T. Baker AKA

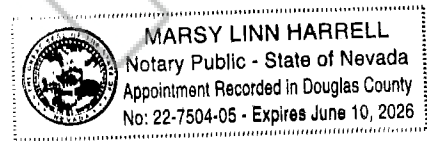
[Handwritten Signature]

Susan J. Baker

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

This instrument was acknowledged before me on August 14, 2023 by **Richard H. Baker and Susan J. Baker.**

[Handwritten Signature]
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2666394.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-16-101-005
 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: \$1,087,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,087,500.00
 d) Real Property Transfer Tax Due \$4,241.25

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

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

Richard H. Baker and Susan J.
 Print Name: Baker
 Address: 1260 Jodi Ct
 City: Gardnerville
 State: NV Zip: 89460

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

The Mayhugh Trust
 Print Name: The Mayhugh Trust
 Address: 1872 NE Brown Dr
 City: Madras
 State: OR Zip: 97741

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2666394 et/ MH
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)