DOUGLAS COUNTY, NV

RPTT:\$2535.00 Rec:\$40.00

2023-1000525

\$2,575.00 Pgs=3

09/15/2023 02:59 PM

FIRST AMERICAN TITLE IV

SHAWNYNE GARREN, RECORDER

A.P. No. Escrow No. 1320-04-001-112 143-2667965-et/DMJ

R.P.T.T.

\$2,535.00

WHEN RECORDED RETURN TO:

Edward Michael Silvera and Sharon Anne Silvera, husband and wife as trustees of P.O. Box 1030 Minden, NV 89423

#### **MAIL TAX STATEMENTS TO:**

Edward Michael Silvera and Sharon Anne Silvera, husband and wife as trustees of P.O. Box 1030 Minden, NV 89423

## GRANT, BARGAIN and SALE DEED

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

Precision Asset Management LLC, a Nevada limited liability company

do(es) hereby GRANT, BARGAIN and SELL to

Edward Michael Silvera and Sharon Anne Silvera, husband and wife as trustees of The Silvera 2001 Family Trust Dated March 8, 2001

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

### PARCEL 1:

A PORTION OF BLOCK K AS SHOWN ON THE FINAL MAP #1015-2 FOR CARSON VALLEY BUSINESS PARK PHASE 2, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 3, 1998, IN BOOK 998, PAGE 562, AS DOCUMENT NO. 448664 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

LOT 4 AS SHOWN ON RECORD OF SURVEY #1 FOR WALLPORT INDUSTRIAL PARK, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON AUGUST 8, 2006 IN BOOK 0806 PAGE 2533 AS **DOCUMENT NO. 681475 OF OFFICIAL RECORDS.** 

#### PARCEL 2:

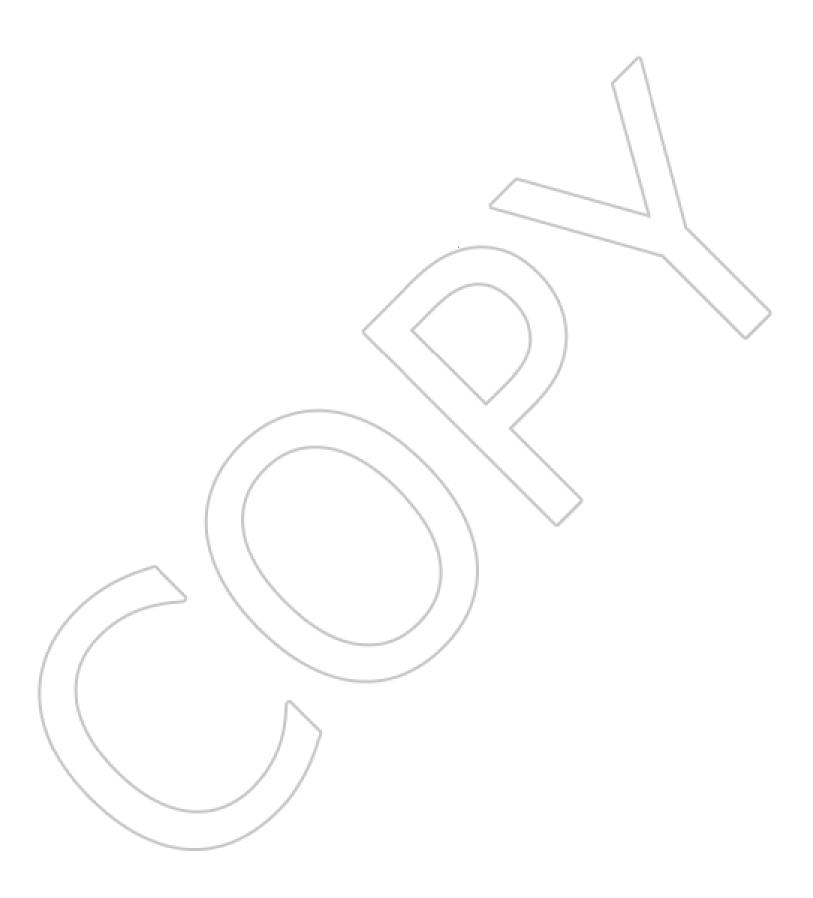
EASEMENTS OVER THE COMMON AREA AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WALLPORT INDUSTRIAL PARK, RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 682799, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

#### Subject to:

- All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 09/12/2023



Precision Asset Management, LLC, a Nevada limited liability company

By: The Richarld L. Clark and Laura Lee Clark Family Trust, dated February 26, 1993, its Managing Member

By: Richard L. Clark, Trustee

By: Patrick Clark, Managing Member

STATE OF **NEVADA** 

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COUNTY OF **DOUGLAS** 

This instrument was acknowledged before me on September 15, 2003 by

Precision Asset Management LLC Reduced L. Cloude & Fadrica Cloude

Notary Public

(My commission expires: \$300)



VICKIE K. DONATI **NOTARY PUBLIC** STATE OF NEVADA My Commission Expires: 03-20-27 Certificate No: 23-1278-03

# STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Numb	er(s)			
	1320-04-001-112				1
b)_ c)					
d)_					\ \
2.	Type of Property				\ \
۷. a)	Vacant Land	b) Single Fam. Res.	FOR RE	CORDERS OPTI	ONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book	Page:	
e)	Apt. Bldg.	f) Comm'l/Ind'l		ecording:	
g)	Agricultural	h) Mobile Home	Notes:		
i)	Other	The Land Court of the Court of	Notes		
3.	a) Total Value/Sales P	rice of Property:	\$1	650,000.00	
٥.	•	eclosure Only (value of pro		200,000.00	
	c) Transfer Tax Value:			650,000.00	
	d) Real Property Trans	ifer Tax Due	\$2	2,535.00	
4.	If Exemption Claims	<u>ed:</u>		)	
	a. Transfer Tax Exem	ption, per 375.090, Section	<u>.                                    </u>	//	
	b. Explain reason for	exemption:	\ /		
_	Partial Interest: Percei	atago boing transformed		9/2	
ገ.					
5.	The undersigned decl	ares and acknowledges, ur	der penalty	of perjury, pursi	uant to NRS
375	The undersigned decl	ares and acknowledges, ur 0, that the information p	rovided is i	of perjury, pursucorrect to the bo	est of their
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