

A.P.N.: 1420-08-311-003
File No: 143-2666847 (et)
R.P.T.T.: \$2,698.80

When Recorded Mail To: Mail Tax Statements To:
The Nielsen Family 2017 Revocable Trust
1005 Vista Ridge Court
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Daniel Jerd Bright and Cristy Ann Bright as Trustees, or their successors in trust, under the Daniel and Cristy Bright Living Trust, dated January 6, 2023

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

Michael Andrew Nielsen and Michele Louise Nielsen as trustees of The Nielsen Family 2017 Revocable Trust

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

A PARCEL OF LAND LOCATED IN THE SUNRIDGE HEIGHTS, PHASES 4 & 5A, DEVELOPMENT IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14, AS SHOWN ON THE FINAL MAP, DOCUMENT NO. 340968;

THENCE SOUTH 30° 23' 50" EAST, 118.24 FEET;

THENCE SOUTH 57° 57' 22" WEST, 72.44 FEET;

THENCE NORTH 52° 10' 48" WEST 36.17 FEET;

THENCE NORTH 58° 22' 26" WEST, 66.73 FEET;

THENCE NORTH 24° 15' 44" EAST, 111.77 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 45.00 FEET AND A RADIAL BEARING OF SOUTH 54° 29' 1" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60° 06' 44" AND AN ARC LENGTH OF 47.21 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THE DESCRIPTION IS NORTH 24° 15' 44" EAST, ALONG THE CENTER LINE OF SUNRIDGE DRIVE, AS SHOWN ON DOCUMENT NO. 331447, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

ALSO KNOWN AS LOT 14 AS PER RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT AND FILED FOR RECORD ON DECEMBER 4, 1998, IN BOOK 1298, PAGE 1357, AS DOCUMENT NO. 455776.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JANUARY 6, 2023, AS DOCUMENT NO. 2023-993017 OF OFFICIAL RECORDS.

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.

Daniel Jerd Bright and Cristy Ann Bright as Trustees, or their successors in trust, under the Daniel and Cristy Bright Living Trust, dated January 6, 2023

Daniel Jerd Bright

Daniel Jerd Bright, Trustee

Cristy Ann Bright

Cristy Ann Bright, Trustee

STATE OF Washington)
) : ss.
COUNTY OF pierce)

09/18/2023

This instrument was acknowledged before me on _____ by **Daniel Jerd Bright and Cristy Ann Bright as Trustees.**

Thalia M Simpson

Notary Public

(My commission expires: 04/10/2024)

THALIA M SIMPSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 20108122
COMMISSION EXPIRES 04/10/2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2666847.

This notarial act involved the use of communication technology

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-08-311-003
 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: \$692,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$692,000.00
 d) Real Property Transfer Tax Due \$2,698.80

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

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]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: Bright Living Trust
 Address: 967 Forest Meadows Drive
 City: Murphys
 State: CA Zip: 95247

Print Name: The Nielsen Family 2017 Revocable Trust
 Address: 1005 Vista Ridge Court
 City: Carson City
 State: NV Zip: 89705

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

Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2666847 et/ et
 State: NV Zip: 89423

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