

FILED AT THE REQUEST OF:  
WHEN RECORDED RETURN TO:  
**ANDERSON BUSINESS ADVISORS, PLLC**  
**732 BROADWAY, SUITE 201**  
**TACOMA, WASHINGTON 98402**

MAIL ALL TAX STATEMENTS TO:  
**1312 WINDSOR TRUST**  
**3225 MCLEOD DRIVE, SUITE 777**  
**LAS VEGAS, NEVADA 89121**  
PARCEL NO.: 1320-33-811-038

This space reserved for Recorder's use

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH, That the grantor, **Thomas Michael Cannon**, a single man, in consideration of ten and 00/100 dollars, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to the Grantee, **1312 Windsor Trust, dated August 10, 2023, PB and SJ, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee**, all that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 12, Block B as set forth on FINAL SUBDIVISION MAP NO. 1006-4 for CHICHESTER ESTATES, PHASE 4, filed in the office of the County Recorder of Douglas County, Nevada and recorded December 11, 1997 in Book 1297, Page 2265 as Document No. 428220.

#### **SUBJECT TO:**

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

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 7<sup>TH</sup> day of SEPTEMBER, 2023

Thomas Michael Cannon  
Thomas Michael Cannon

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California )  
 )ss.  
County of San Luis Obispo

*notary public*

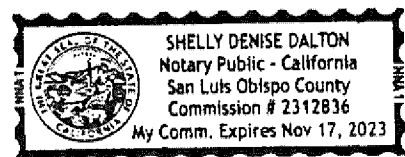
On 9-7-2023 before me Shelly Denise Dalton, notary public, personally appeared Thomas Michael Cannon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-33-811-038  
 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: 9/19/23 Trust Ok~A.B.

- 3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of Transfe

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 Thomas Michael Cannon Capacity: Grantor/Seller  
 Signature Thomas Michael Cannon Capacity: Grantee/Buyer

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Thomas Michael Cannon  
 Address: P.O. Box 791  
 City: Cayucos  
 State: California Zip: 93430

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: 1312 Windsor Trust\*  
 Address: 3225 McLeod Drive, Suite 777  
 City: Las Vegas  
 State: Nevada Zip: 89121

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Anderson Business Advisors\* Escrow # \_\_\_\_\_  
 Address: 732 Broadway, Suite 201  
 City: Tacoma State: WA Zip: 98402  
 \*PLLC

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

\* dated August 10, 2023, PB and SJ, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee