

APN: 1220-11-001-025  
Recording Requested and Mail To:

JENNIFER MAHE, ESQ.  
MAHE LAW, LTD.  
707 N. Minnesota Street, Suite D  
Carson City, NV 89703



SHAWNYNE GARREN, RECORDER E07

Affiant's Address/Mail Tax Statements To:

Randy Dias, Trustee  
1777 Crockett Lane  
Gardnerville, NV 89410

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on SEP 19, 2023, by and between RANDY ARNOLD DIAS, an unmarried man, Grantor, and RANDY A. DIAS, as Trustee of THE DIAS REVOCABLE TRUST, dated May 2, 2000, Grantee,

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:

PARCEL 1:

A portion of the SE 1/4 of the NE 1/4 Section 11, T. 12 N., R. 20 E., M.D.B.&M., described as follows:

Commencing at the 1/4 corner common the sections 11 and 12, T. 12N., R. 20 E, M.D.B.&M., as said 1/4 corner is shown on the map of Pine Nut Subdivision Unit No. 1, filed for record in the office of the Douglas County Recorder June 11, 1963, as File No. 22783, thence N. 89°51'30"W. Along the centerline of said section 11, 545.00 feet to the true point of beginning said true point of beginning being the Southwest corner of the parcel described in the contract of sale recorded March 28, 1973, in Book 373, Page 758, Official Records, thence N. 0°08'00"E. Along the West line of the aforesaid parcel 345.00 feet; thence N. 89°51'30"W, 196.37 feet; thence S. 0°29'04" W. 345.00 feet more or less to the centerline of section 11; thence S. 89°51'30"E. 198.48 feet along said line to the point of beginning.

PARCEL 2:

Together with an easement for ingress and egress over the parcels of the land described as parcel 2 in the deed recorded February 16, 1973, in Book 273, Page 443, File No. 64309, Official Records.

Pursuant to NRS 111.312(6), the attached legal description was previously recorded with the Douglas County Recorder's Office on June 14, 2022, as Document No. 2022-986291.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

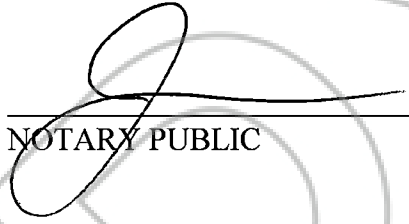
TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.


IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

  
RANDY ARNOLD DIAS

STATE OF NEVADA        )  
                                      : ss.  
CARSON CITY            )

On September 19, 2023, personally appeared before me, a notary public, RANDY ARNOLD DIAS, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Grant, Bargain and Sale Deed.

  
\_\_\_\_\_  
NOTARY PUBLIC

 JENNIFER MAHE  
Notary Public-State of Nevada  
APPT. NO. 22-9505-03  
My Appt. Expires 04-23-2026

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1220-11-001-025
  - 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>9/21/23</u>	
NOTES: <u>I must file a TR</u>	

- 3. Total Value/Sales Price of Property: \$ \$0.00
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- 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: Transfer of title to a trust without consideration  
Certification of Trust enclosed

5. Partial Interest: Percentage being transferred: \$100.1%

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 \_\_\_\_\_ Capacity Agent for Grantor

Signature \_\_\_\_\_ Capacity Agent for Grantee

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

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

Print Name: Randy Dias  
 Address: 1777 Crockett Lane  
 City: Gardnerville  
 State: CA Zip: 89410

Print Name: Randy Dias, Trustee  
 Address: 1777 Crockett Lane  
 City: Gardnerville  
 State: CA Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Jennifer Mahe, Esq. Escrow # \_\_\_\_\_  
 Address: 707 N. Minnesota Street, Suite D  
 City: Carson City State: NV Zip: 89703