

APN: 1420-29-812-037
RETURN RECORDED DEED TO:
JEPSEN & McMENOMY
JENNIFER M. McMENOMY, Esq.
100 Vine Street
Reno, Nevada 89503

GRANTEES/MAIL TAX STATEMENTS TO:
CHARLES A. MOORE and
JOANN C. MOORE, TTEs
1161 North Fork Trail
Minden, Nevada 89423

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on October 11, 2023, by and between Charles A. Moore and JoAnn C. Moore, husband and wife as joint tenants, grantors, and Charles A. Moore and JoAnn C. Moore, Trustees of the CJ MOORE FAMILY TRUST, grantees,

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located in Douglas County, State of Nevada, and more particularly described as follows:

Lot 35 in Block C, as set forth on Final Subdivision Map, Planned Development PD 02-01 for NORTH FORK TRAILS, filed in the office of the County Recorder of Douglas County on October 20, 2003, in Book 1003, Page 9460, as Document No. 594029.

EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbons as deeded to Stock Petroleum Co., Inc., in Document recorded March 13, 1980, in Book 380, Page 1315, as Document No. 42677, Official Records of Douglas County, Nevada.

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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 grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.



Charles A. Moore



JoAnn C. Moore

STATE OF NEVADA)

) ss.

WASHOE COUNTY)

On October 11, 2023, personally appeared before me, a notary public, Charles A. Moore and JoAnn C. Moore, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.



NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-29-812-037
 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: <u>10/11/23 Trust Ok~A.B.</u>	
Notes:	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 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 to or from a Trust, without consideration, if a certificate of trust is presented at the time of transfer. See Certification of Trust.

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] Capacity: Agent for Grantor/Grantee
 Signature: [Signature] Capacity: Agent for Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Charles A. Moore and JoAnn C. Moore
 Address: 1161 North Fork Trail
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Charles A. Moore and JoAnnn C. Moore, TTEs
 Address: 1161 North Fork Trail
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Jepsen & McMenemy, PLLC Escrow # n/a
 Address: 100 Vine Street
 City: Reno State: NV Zip: 89503