

A.P.N.: 1320-33-712-011
File No: 143-2668619 (et)
R.P.T.T.: \$2,184.00

When Recorded Mail To: Mail Tax Statements To:
James G. Siler, III
3881 Beach Road
South Lake Tahoe, CA 96150

GRANT, BARGAIN and SALE DEED

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

Benjamin H. Cook Jr., Trustee of the Benjamin H Cook Jr., Trust dated November 10, 2000 under
Declaration of Trust dated November 10, 2000

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

James G. Siler, III, an unmarried man

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

LOT 44, BLOCK C, AS SET FORTH ON FINAL SUBDIVISION MAP FSM-1006-2 FOR CHICHESTER ESTATES PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 9, 1996, IN BOOK 1296 AT PAGE 1286, AS DOCUMENT NO. 402540, AND BY CERTIFICATE OF AMENDMENTS RECORDED NOVEMBER 22, 2000 BOOK 1100, AT PAGE 4362, AS DOCUMENT NO. 503768 AND RECORDED JULY 17, 2001, BOOK 701, PAGE 3929, AS DOCUMENT NO. 518479.

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.

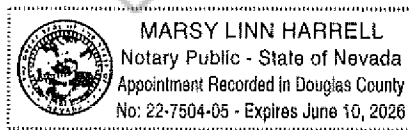
Benjamin H. Cook Jr., Trustee of the Benjamin H Cook Jr., Trust dated November 10, 2000 under Declaration of Trust dated November 10, 2000

Benjamin H. Cook Jr.
Benjamin H. Cook Jr., Trustee

STATE OF **NEVADA**)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on October 12, 2023 by **Benjamin H. Cook Jr., Trustee.**

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2668619.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-33-712-011
 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: \$560,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$560,000.00
 d) Real Property Transfer Tax Due \$2,184.00

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

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: Benjamin H Cook Jr.
 Signature: _____

Capacity: Grantor
 Capacity: _____

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

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

Print Name: Benjamin H Cook Jr., Trust
 Address: 2140 West 27th Ave.
 City: Eugene
 State: OR Zip: 97405

Print Name: James G. Siler, III
 Address: 3881 Beach Road
 City: South Lake Tahoe
 State: CA Zip: 96150

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

First American Title Insurance
 Print Name: Company File Number: 143-2668619 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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