

APN: 1220-22-210-053

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Cross Law Group
611 Sierra Rose Drive, Suite B
Reno, NV 89511

Send tax statements to:
The Sanford Family Trust
2984 Santa Inez Drive
Minden, Nevada 89423

GRANT, BARGAIN, and SALE DEED

FOR NO CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, Jacob V. Sanford, an unmarried man;

Do(es) hereby *GRANT, BARGAIN, and SELL* to:
Jacob Van Zandt Sanford and Jacqueline C. Sanford, as Trustees of The Sanford Family Trust dated October 23, 2023;

all right, title, and interest to the real property situated in the County of Douglas, State of Nevada, and legally described as follows:

SEE EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

SUBJECT to current taxes and other assessments, all covenants, conditions, restrictions, reservations, rights, and easements now of record.

TO HAVE AND TO HOLD the said premises 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.

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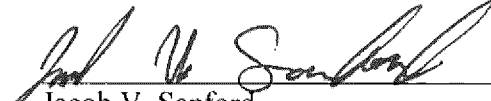
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Dated October 23, 2023

Signed, sealed, and delivered by:



Jacob V. Sanford

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

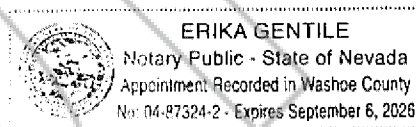
On October 23, 2023, Jacob V. Sanford, personally appeared before me and proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies).

Witness my hand and official seal.

[S E A L]



Notary Public



This Notary Acknowledgement is attached to the Grant, Bargain, and Sale Deed dated October 23, 2023.

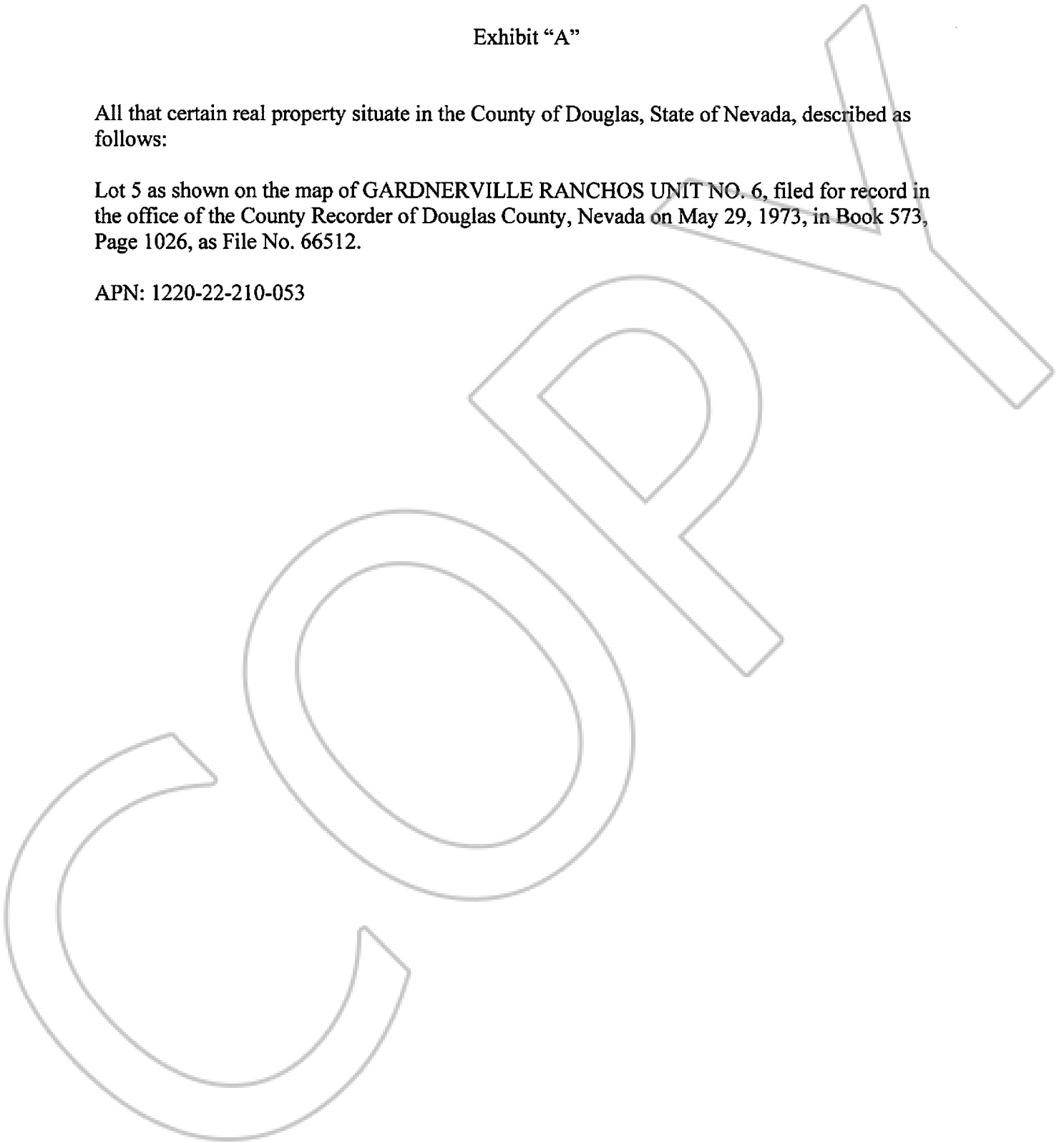
LEGAL DESCRIPTION

Exhibit "A"

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

Lot 5 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1220-22-210-053
- b. _____
- c. _____
- d. _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Townhome
- d) 2-4 Plex
- e) Apt. Building
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home

Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 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 of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

5 Partial Interest: Percentage being transferred: _____

The undersigned declare and acknowledge, 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: Attorney

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Jacob V. Sanford
Address: 2984 Santa Inez Drive
City: Minden
State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Jacob Van Zandt Sanford and Jacqueline C. Sanford, Trustees
Address: 2984 Santa Inez Drive
City: Minden
State: Nevada Zip: 89423

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

Print Name: Cross Law Group, PC Escrow #: _____
Address: 611 Sierra Rose Drive, Suite B
City: Reno State: NV Zip: 89511

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