

DOUGLAS COUNTY, NV      **2023-1001868**  
RPTT:\$5686.20 Rec:\$40.00  
\$5,726.20 Pgs=12      10/31/2023 10:24 AM  
FIRST AMERICAN TITLE MINDEN  
SHAWNYNE GARREN, RECORDER

A.P.N.:            1219-09-001-009 and 1219-09-001-008  
File No:           143-2661356 (et)  
R.P.T.T.:          \$5,686.20

When Recorded Mail To: Mail Tax Statements To:  
Cates Family Trust  
1192 Quail Ridge Road  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Shepard L. Kett, Trustee of the Shepard L. Kett Trust dated June 10, 1992, as to an undivided twenty-five percent (25%) interest and Brandon F. Kett, a married man as his sole and separate property, as to an undivided twenty-five percent (25%) interest and Melanie Kett Wirtanen, Trustee of the Melanie Kett Trust dated February 14, 1992, as to an undivided twenty-five percent (25%) interest and Tomas R. Fuentes, Successor Trustee of the JKF Trust dated May 12, 1992, as to an undivided twenty-five percent (25%) interest

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

Timothy Ryan Cates, Trustee of the Cates Family Trust dated April 29, 2014

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

**PARCEL I:**

**A PARCEL OF LAND SITUATE IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**ALL OF PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR DON ROOKER RECORDED MAY 25, 1977, IN BOOK 577 OF OFFICIAL RECORDS AT PAGE 1321, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 09475.**

**PARCEL II:**

**TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENTS FOR ROADWAY PURPOSES AND RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED IN DOCUMENT RECORDED MAY 10, 1977, IN BOOK 577 OF OFFICIAL RECORDS AT PAGE 550, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 00097.**

This document was executed  
in counter-part and  
shall be deemed as one.

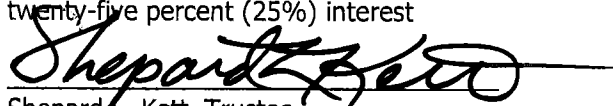
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.

COPY

Shepard L. Kett, Trustee of the Shepard L. Kett Trust dated June 10, 1992, as to an undivided twenty-five percent (25%) interest

  
Shepard L. Kett, Trustee

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Brandon F. Kett

Melanie Kett Wirtanen, Trustee of the Melanie Kett Trust dated February 14, 1992, as to an undivided twenty-five percent (25%) interest

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Melanie Kett Wirtanen, Trustee

Tomas R. Fuentes, Successor Trustee of the JKF Trust dated May 12, 1992, as to an undivided twenty-five percent (25%) interest

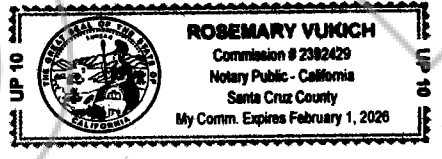
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Tomas R. Fuentes, Successor Trustee

STATE OF **NEVADA** *CAI:FLU* )  
 : ss.  
COUNTY OF **DOUGLAS** *Santa Cruz* )

This instrument was acknowledged before me on Oct. 25, 2023 by  
**Shepard L. Kett -Trustee, Brandon F. Kett, Melanie Kett Wirtanen- Trustee, Tomas R. Fuentes- Successor Trustee** *RV RV RV*

*Rosemary Vunch*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 02-01-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2661356.

# Attached to Grant, Bargain, and Sale Deed

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 Calif. )SS

COUNTY OF Santa Cruz )

On Oct 25 2023 before me, Rosemary Vukich, Notary Public, personally appeared Shepard L. Keith

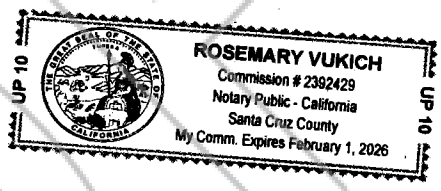
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

*This area for official notarial seal.*

Rosemary Vukich  
Notary Signature



Shepard L. Kett, Trustee of the Shepard L. Kett  
Trust dated June 10, 1992, as to an undivided  
twenty-five percent (25%) interest

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Shepard L. Kett, Trustee

*Brandon F. Kett*  
Brandon F. Kett

Melanie Kett Wirtanen, Trustee of the Melanie  
Kett Trust dated February 14, 1992, as to an  
undivided twenty-five percent (25%) interest

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Melanie Kett Wirtanen, Trustee

Tomas R. Fuentes, Successor Trustee of the JKF  
Trust dated May 12, 1992, as to an undivided  
twenty-five percent (25%) interest

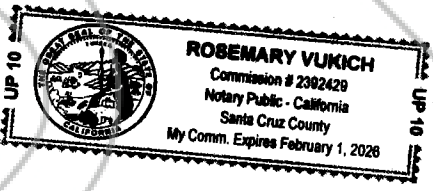
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Thomas R. Fuentes, Successor Trustee

STATE OF **NEVADA** *CALIF. RV*  
COUNTY OF **DOUGLAS** *Santa Cruz RV* ss.

This instrument was acknowledged before me on *Oct. 23, 2023* by  
*RV* ~~Shepard L. Kett - Trustee, Brandon F. Kett, Melanie Kett Wirtanen - Trustee, Tomas R. Fuentes - Successor Trustee~~  
*RV*

*Rosemary Vukich*  
Notary Public  
(My commission expires: *02-01, 2026*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2661356.

# Attached to Grant, Bargain and Sale Deed

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 Calif )SS

COUNTY OF Santa Cruz )

On Oct 23 2023 before me, Rosemary Vukich, Notary Public, personally appeared Brandon F. Kett

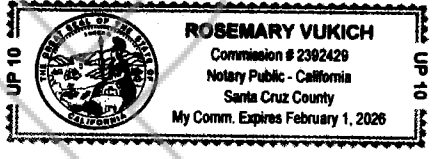
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

*This area for official notarial seal.*

Rosemary Vukich  
Notary Signature



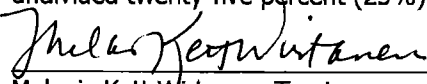


Shepard L. Kett, Trustee of the Shepard L. Kett Trust dated June 10, 1992, as to an undivided twenty-five percent (25%) interest

\_\_\_\_\_  
Shepard L. Kett, Trustee

\_\_\_\_\_  
Brandon F. Kett

Melanie Kett Wirtanen, Trustee of the Melanie Kett Trust dated February 14, 1992, as to an undivided twenty-five percent (25%) interest


  
\_\_\_\_\_  
Melanie Kett Wirtanen, Trustee

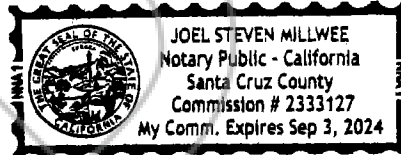
Tomas R. Fuentes, Successor Trustee of the JKF Trust dated May 12, 1992, as to an undivided twenty-five percent (25%) interest

\_\_\_\_\_  
Tomas R. Fuentes, Successor Trustee

STATE OF CALIFORNIA )  
NEVADA JSm )  
COUNTY OF DOUGLAS JSm )  
SANTA CRUZ )  
: SS.

This instrument was acknowledged before me on OCTOBER 24, 2023 by  
~~Shepard L. Kett - Trustee, Brandon F. Kett, Melanie Kett Wirtanen - Trustee, Tomas R. Fuentes - Successor Trustee JSm~~

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 9/3/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2661356.

Shepard L. Kett, Trustee of the Shepard L. Kett Trust dated June 10, 1992, as to an undivided twenty-five percent (25%) interest

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Shepard L. Kett, Trustee

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Brandon F. Kett

Melanie Kett Wirtanen, Trustee of the Melanie Kett Trust dated February 14, 1992, as to an undivided twenty-five percent (25%) interest

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Melanie Kett Wirtanen, Trustee

Tomas R. Fuentes, Successor Trustee of the JKF Trust dated May 12, 1992, as to an undivided twenty-five percent (25%) interest



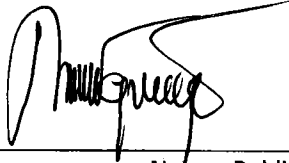
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Tomas R. Fuentes, Successor Trustee

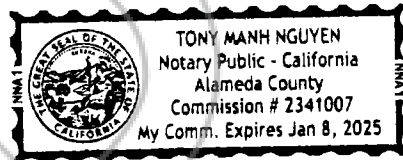
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF <sup>TMN</sup> [REDACTED] California )  
COUNTY OF <sup>TMN</sup> [REDACTED] San Francisco : ss.

<sup>TMN</sup> This instrument was acknowledged before me on October 23, 2023 by [REDACTED], **Tomas R. Fuentes- Successor Trustee**



\_\_\_\_\_  
Notary Public  
(My commission expires: Jan 8, 2025 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2661356.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1219-09-001-009  
b) 1219-09-001-008  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,458,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$1,458,000.00  
d) Real Property Transfer Tax Due \$5,686.20

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: COPIST  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Shepard L. Kett Trust, Brandon F. Kett, JKF Trust, Melanie Kett  
Print Name: Trust  
Address: 2425 Porter St #2 C/O KARI McGee  
Cpa  
City: Soquel  
State: CA Zip: 95073

Print Name: Cates Family Trust  
Address: 1192 Quail Ridge Road  
City: Gardnerville  
State: NV Zip: 89410

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

First American Title Insurance  
Print Name: Company File Number: 143-2661356 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)