

APN: 1418-34-401-005

WHEN RECORDED RETURN TO:
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, Nevada 89702



SHAWNYNE GARREN, RECORDER

E07

MAIL TAX STATEMENTS TO:
BRANDON CROSBY
3032 El Caminito St.
La Crescenta, CA 91214

The person 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.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on October 3, 2023 2023, by and between JACQUELYN RAY SCHLUCHTER, Trustee of THE CAROLINE L. McROY IRREVOCABLE TRUST established under THE JOHN AND CAROLYN RAY FAMILY TRUST OF 1992 U/A dated May 26, 1992, grantor, and BRANDON CROSBY, an unmarried man, grantee,

WITNESSETH:

The grantor, for good and valuable consideration to her in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and his successors and assigns, all the grantor's interest in that certain parcel of real property situate in Douglas County, Nevada, being a fifty percent (50%) interest as a tenant in common, more particularly described as follows:

An undivided 7/15th interest in all that portion of Lot 4, of Section 34, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Parcel 1C, as said parcel is shown on that certain Record of Survey, filed for record on December 22, 1971, document No. 56005, and further described as:

An undivided seven-fifteenths (7/15th) in that certain improved real property located at 1130 Highway 50, Zephyr Cove, Douglas County, Nevada and consisting of approximately 0.673

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1418-34-401-005
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>AT- Trust OK.</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 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: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 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: Jacquelyn Ray Schluchter
 Address: 65 Princeton Drive
 City: Rancho Mirage
 State: CA Zip: 92270

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Brandon Crosby
 Address: 3032 El Caminito Street
 City: La Cresnenta
 State: CA Zip: 91214

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd.; Mike Pavlakis Escrow # _____
 Address: 402 N. Division Street; P.O. Box 646
 City: Carson City State: NV Zip: 89702