DOUGLAS COUNTY, NV

2023-1002454

Rec:\$40.00 Total:\$40.00

11/17/2023 04:03 PM

ALLISON MACKENZIE, LTD

Pas=3

APN: 1418-34-401-005

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

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.



SHAWNYNE GARREN, RECORDER

E07

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

acres and further identified as Douglas County Assessor's Parcel Number 03-210-12.

(This legal description was previously recorded in the Official Records of Douglas County, State of Nevada, on September 8, 2015, as Document Number 2015-869277).

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 grantee and to his successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

QUELYN RAX SCHLUCHTER, Trustee

STATE OF nevade

COUNTY OF Carsonledy)

On Ray Schluchter public, Entherine Ferrate, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, who acknowledged to me that she executed the foregoing document.

SONJA FISCHER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-89854-12
MYAPPT. EXPIRES MARCH 14, 2026

NOTARYPUBLIC

4858-3082-4324, v. 1

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor	· Parcel Number (s)			\ \
a) 1418-34-4		- ,			\ \
					\ \
c)		<u> </u>			\ \
d)	· · · · · · · · · · · · · · · · · · ·				_ \ \
2. Type of P					OPTIONAL USE ONLY
a) [c) (Vacant Land Condo/Twnhse	,	Single Fam Res. 2-4 Plex	Notes:	1 011
e)	Apt. Bldg.		Comm'l/Ind'l	10/-	Just OK.
a) 🗀	Agricultural	h) f	Mobile Home		, ,
i)	Other				/
3. Total Value/Sales Price of Property: \$0.00					
Deed in Lieu of Foreclosure Only (value of property) \$					
Transfer Tax Value:					
Real Property Transfer Tax Due: \$0.00					
Trodit reports transfer tax bus.					
4. If Exemption Claimed:					
a. Transfer Tax Exemption, per NRS 375.090, Section: 7					
b. Explain Reason for Exemption:					
A trans	fer of title to or from a	trust without con	sideration if a	certificate of trust is	presented at the time of transfer.
E Domini In	tavaati Davaanta	as bains trans	Africa de 10	0 0/	
5. Partial in	terest: Percenta	ge being trans	sferred: 10	0 %	
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 ta	ax due, may result i	n a penalty of 10	% of the tax d	ue plus interest at	1% per month.
Pursuant to	NPS 375 030 the	Ruver and Se	ller shall he	iointly and save	rally liable for any
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed					
- 10 Part				Conneitur	
Signature_		1.			torney
Signature_				Capacity	
0511557	SPANTORY INTE	ODMATION	BUNCER	(OD ANITEE) IN	IFODIATION
•	SRANTOR) INF	ORMATION	BUYER	(GRANTEE) IN	IFORMATION
Print Name:	REQUIRED) Jacquelyn Ray S	abluabtar	Drint No.	(REQUIRED) me: Brandon Crosb	NV
Address:	65 Princeton Driv			: 3032 El Caminito	
City:	Rancho Mirage		City:	La Cresnenta	Sileet
State:	CA Zip:	92270	State:	CA Zip:	91214
Otate.	<u> </u>	52210	Otate.	<u></u>	01214
COMPANY/PERSON REQUESTING RECORDING					
(REQUIRED IF NOT THE SELLER OR BUYER)					
Print Name:	Allison MacKenzi		akis	Escrow#	
Address:	402 N. Division S	treet; P.O. Box 64	46		
City: Carso	n City	;	State: N	∨ Zip:	89702