

A.P.N.: 1221-19-002-008  
File No: 143-2670030 (et)  
R.P.T.T.: \$4,192.50

When Recorded Mail To: Mail Tax Statements To:  
The Morgan Family Trust  
194 Taylor Creek Road  
Gardnerville, NV 89460

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

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

Judith R. Krocke, a widow

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

John Marvin Morgan and Janice Lorraine Morgan, Trustees of The Morgan Family Trust,  
dated May 22, 2020

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

**A PARCEL OF LAND SITUATE IN AND BEING A PORTION OF THE SOUTHWEST 1/4 IN SECTION 19, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:**

**PARCEL D-1 AS SET FORTH ON THAT CERTAIN PARCEL MAP #97-017 FOR PATRICK K. ELLIOTT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 20, 1997 IN BOOK 697, AT PAGE 4160, AS DOCUMENT NO. 415531.**

*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

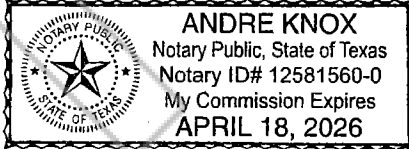
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Judith R. Krocker  
Judith R. Krocker

STATE OF ~~NEVADA~~ <sup>ADK</sup> TEXAS)  
COUNTY OF ~~DOUGLAS~~ <sup>ADK</sup> WILLIAMSON SS.

This instrument was acknowledged before me on DECEMBER 7 2023 by  
Judith R. Krocker.

[Signature]  
Notary Public  
(My commission expires: 4/18/2023 <sup>ADK</sup>  
2024



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2670030.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1221-19-002-008  
 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: \$1,075,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$1,075,000.00  
 d) Real Property Transfer Tax Due \$4,192.50

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: Judith R. Krocker  
 Signature: \_\_\_\_\_

Capacity: Grantor  
 Capacity: \_\_\_\_\_

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

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

Print Name: Judith R. Krocker  
 Address: 4432 Arques Avenue  
 City: Round Rock  
 State: TX                      Zip: 78681

Print Name: The Morgan Family Trust  
 Address: 194 Taylor Creek Road  
 City: Gardnerville  
 State: NV                      Zip: 89460

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

Print Name: Company                      File Number: 143-2670030 et/ MH  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden                              State: NV                      Zip: 89423

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