


APN#:  1023-07-002-012  
RPTT:



00164019202309931630050058

Recording Requested By:  
Cheri L. Vaughan

SHAWNYNE GARREN, RECORDER

E07

When Recorded Mail To:  
Cheri L. Vaughan  
1718 N. Nevada Street  
Carson City, Nv 89703

Mail Tax Statements to: (deeds only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature Cheri Lee Vaughan TTE  
Print name Title

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Eugene D. Vaughan Family Trust 9/30/98

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

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Cheri L. Vaughan trustee of the Survivor's Trust of the Vaughan family trust dated September 30, 1998

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A for complete legal description.

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

*Cheri L. Vaughan TE*

Cheri L. Vaughan, Successor Trustee of  
The Eugene D. Vaughan and Vera M. Vaughan,  
Trustees of the Vaughan Family Trust dated  
September 30, 1998

STATE OF Nevada

COUNTY OF Washoe

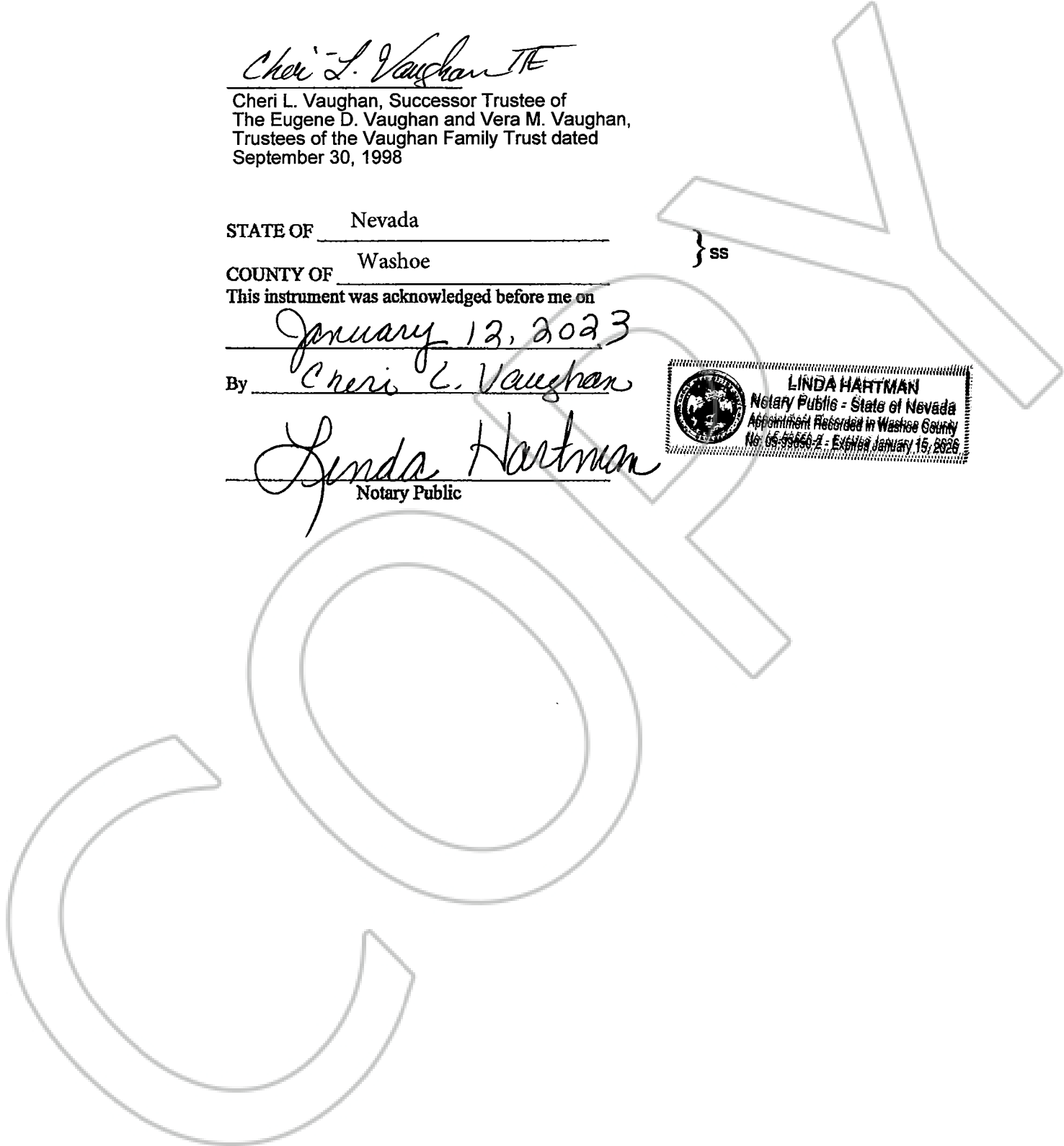
This instrument was acknowledged before me on

January 12, 2023

By Cheri L. Vaughan

Linda Hartman  
Notary Public

} ss



**EXHIBIT A**

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

**PARCEL NO. 1:**

The southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 7, Township 10 North, Range 23 East, M.D.B. & M.

EXCEPTING therefrom an easement for roadway and public utility purposes over and across the Westerly 30 feet of said premises and further excepting therefrom the right to convey the use of said easement to other persons and to dedicate the same for public use.

**PARCEL NO 2:**

A non-exclusive easement for roadway and public utility purposes to the appurtenant to Parcel No. 1 over and across the following described parcels:

The North 60 feet of the Southeast Quarter of the Southeast Quarter of Section 12, Township 10 North, Range 22 East, M.D.B. & M.

The North 60 feet and the East 30 feet of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 7, Township 10 North, Range 23 East, M.D.B. & M.

The West 30 feet of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 7, Township 10 North, Range 23 East, M.D.B. & M.

A.P.N. ~~31023-07-002-012~~ 1023-07-002-012

*Legal description obtained from  
Stewart Title Company*

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1023-07-002-012  
 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  
 Other

|                                 |             |
|---------------------------------|-------------|
| FOR RECORDERS OPTIONAL USE ONLY |             |
| Book _____                      | Page: _____ |
| Date of Recording: _____        |             |
| Notes: <i>Verified Trust</i>    |             |

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer from Trust  
Transfer to Family Member with full consideration

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 Cheri L. Vaughan Capacity: Owner  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Cheri L. Vaughan te of the  
 Address: Survivors Trust of the Vaughan  
 City: Family Trust 9/30/1998  
 State: 1718 N. Nevada  
Carson City, NV 89703

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Cheryl Lynn Brookes  
 Address: 1804 N. Division Street  
 City: Carson City,  
 State: NV Zip: 89703

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED