

APN#: [REDACTED] 1023 07-002-012
RPTT:



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

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

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

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 T/E

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

} ss

This instrument was acknowledged before me on

January 12, 2023
By Cheri L. Vaughan

Linda Hartman
Notary Public



LINDA HARTMAN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 05-93850-2 - Expires January 15, 2028

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. ~~3~~ 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. <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 |
| <input type="checkbox"/> 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 Trust~~ without 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: Eugene D. & Vera M. Vaughan TT
 Address: 1718 N. NEVADA
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Cheri L. Vaughan trustee of th
 Address: Survivors Trust of the Vaughan
 City: Family Trust 9/30/1998
 State: _____ Zip: _____

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