

APN: 1420-07-617-044

WHEN RECORDED RETURN TO:

Ryan J. Earl, Esq.  
548 W. Plumb Lane, Suite B  
Reno, NV 89509

MAIL TAX STATEMENTS TO:

Ronald and Karen Easton  
626 Lucas Dr.  
Carson City, NV 89701



00165634202309945130040049

SHAWNYNE GARREN, RECORDER

E07

**GRANT, BARGAIN AND SALE DEED**

This indenture is made and given this 7<sup>th</sup> day of December, 2022, by and between Ronald G. Easton and Karen A. Easton, husband and wife as joint tenants (herein "Grantor"), and Ronald G. Easton and Karen A. Easton, Co-Trustees of the Easton Family Trust, dated December 7, 2022 (herein "Grantee").

Witnesseth, that the Grantor, without consideration, does by this instrument grant, bargain, sell, remit and convey to the Grantee and Grantee's successors and assigns forever, all of Grantor's right, title and interest, right in that certain real property situate in the County of Douglas, State of Nevada, commonly known as 923 Opalite Drive, Carson City, NV, and more particularly described as:

See Exhibit A attached hereto.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion and reversions, remainder and remainders, rents, issues or profits thereof.

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TO HAVE AND TO HOLD the said premises, together with the appurtenances,  
unto the grantee and its representatives, heirs and assigns.

Dated this 7<sup>th</sup> day of December 2022.

Ronald G. Easton  
Ronald G. Easton

Karen A. Easton  
Karen A. Easton

STATE OF NEVADA            )  
  :SS.  
COUNTY OF WASHOE        )

On this 7<sup>th</sup> day of Dec, 2022, personally appeared before me, a notary public, Ronald G. Easton and Karen A. Easton, personally known or proved to me to be the persons whose names are subscribed to the foregoing instrument, and who acknowledged to me that they executed the foregoing instrument.

Laura R. Santos  
Notary Public


 LAURA R. SANTOS  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 01-66872-2 - Expires January 25, 2025

EXHIBIT A

LEGAL DESCRIPTION

Lot 6 on the Plat of HIGHLAND ESTATES UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 26, 1977, Book 777, Page 1278 as Document No. 11379.

(The above legal description was taken from a Grant, Bargain, Sale Deed executed on June 16, 2015, recorded as Document No. 2015-864722 in the Official Records of Douglas County, Nevada)

# STATE OF NEVADA DECLARATION OF VALUE

### 1. Assessor Parcel Number (s)

- a) 1420-07-617-044  
 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'/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>Vacated Trust</u>

### 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 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 to owner's trust without consideration

### 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 for Grantees  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Ronald & Karen Easton  
 Address: 626 Lucas Dr.  
 City: Carson City  
 State: NV Zip: 89701

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Ronald & Karen Easton, TTEE  
 Address: 626 Lucas Dr.  
 City: Carson City  
 State: NV Zip: 89701

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ryan J. Earl, Esq Escrow # \_\_\_\_\_  
 Address: 548 W. Plumb Lane, Ste. B Phone: 775/829-1800  
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)