

ASSESSOR'S PARCEL NO. 1320-30-614-004

**WHEN RECORDED MAIL TO:**

SILVERMAN LAW OFFICES  
4450 S. RURAL ROAD  
SUITE C-120  
TEMPE, AZ 85282

**MAIL TAX NOTICES TO:**

DEANNE R. WOOD, TRUSTEE  
936 LOS ALAMITOS ST.  
MINDEN, NV 89423

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BEATRICE L. RENOIR, an unmarried woman, and DEANNE R. WOOD, an unmarried woman (herein, "Grantor"), whose address is 936 Los Alamos St., Minden, NV 89423, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to DEANNE R. WOOD, Trustee, or any successors in trust, under the FIREFLY HOLDINGS TRUST dated July 13, 2009 and any amendments thereto (herein, "Grantee"), whose address is 936 Los Alamos St., Minden, NV 89423, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 936 Los Alamos St., Minden, NV 89423

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.

Dated this 16 day of February, 2023.

GRANTOR:

*Beatrice L. Renoir*

BEATRICE L. RENOIR

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on February 16, 2023, by BEATRICE L. RENOIR.

Affix Notary Seal inside box or document is unrecordable.

**RAUL ALEJANDRO GONZALEZ**  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 04-12-25  
Certificate No: 21-1441-05

*Raul A. Gonzalez*  
NOTARY PUBLIC

GRANTOR:

Deanne R Wood  
DEANNE R. WOOD

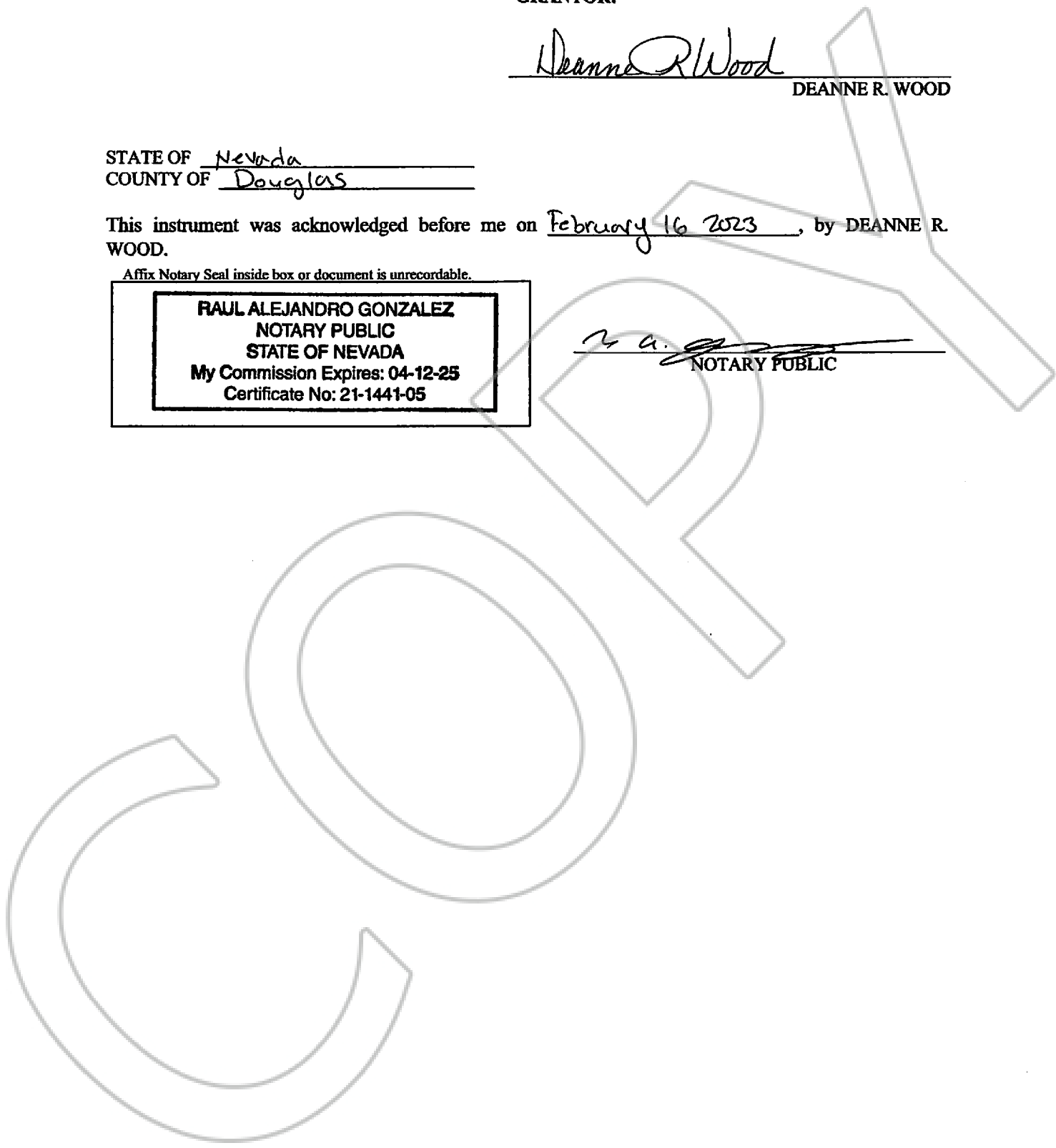
STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on February 16 2023, by DEANNE R. WOOD.

Affix Notary Seal inside box or document is unrecordable.

**RAUL ALEJANDRO GONZALEZ**  
**NOTARY PUBLIC**  
**STATE OF NEVADA**  
**My Commission Expires: 04-12-25**  
**Certificate No: 21-1441-05**

R. A. Gonzalez  
NOTARY PUBLIC



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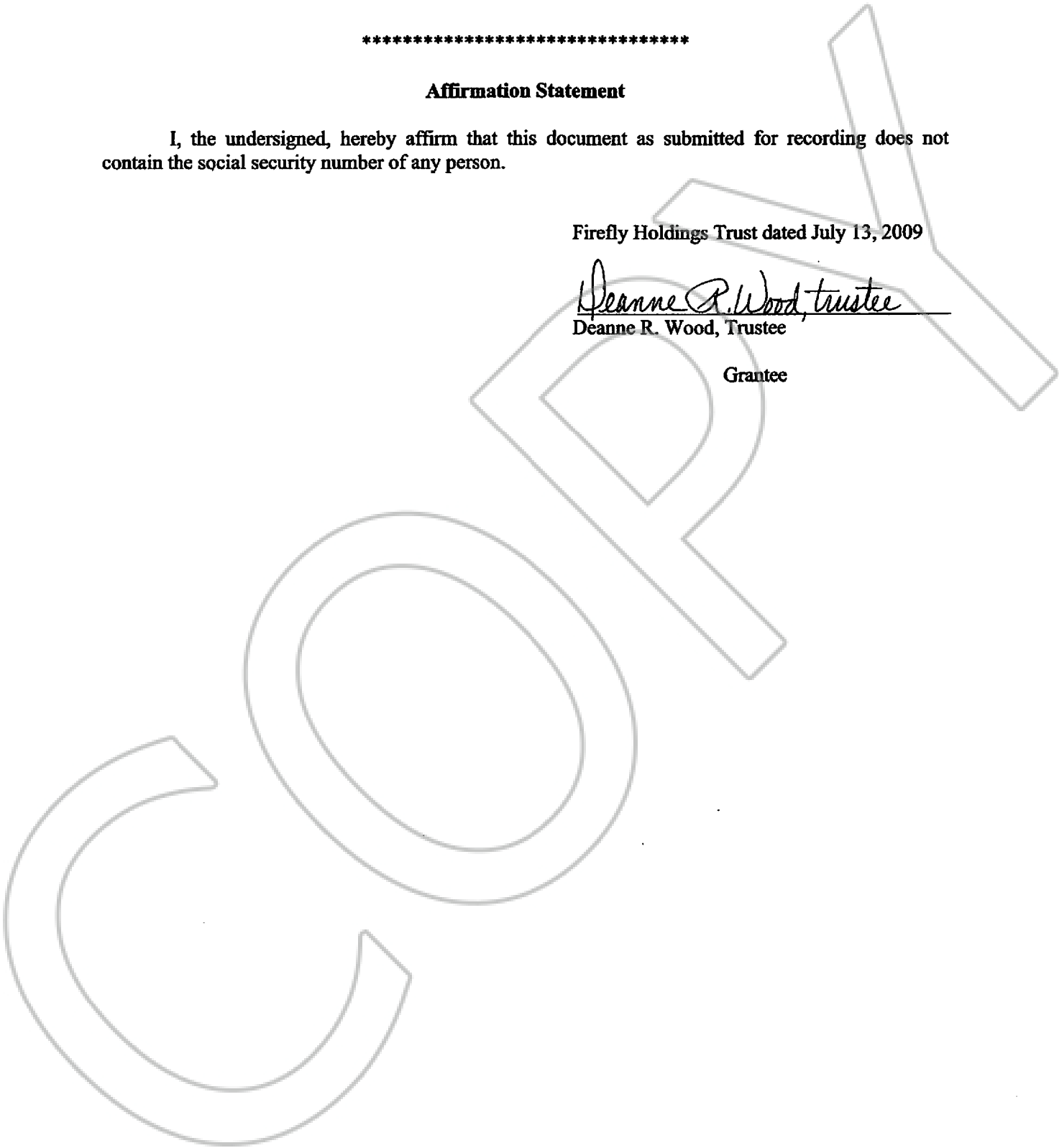
**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Firefly Holdings Trust dated July 13, 2009

Deanne R. Wood, trustee  
Deanne R. Wood, Trustee

Grantee



**EXHIBIT A**

Lot 11 as shown on the Final Subdivision Map for The Village at Monte Vista Phase 1, Recorded in the Office of the Douglas County Recorder on August 14, 2020, as Document No. 2020-950830, Official Records of Douglas County, State of Nevada.

Per NRS 111.312, this legal description was previously recorded as Document No. 2022-980962, on February 9, 2022, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-30-614-004  
 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 RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Trust - js

3. Total Value/Sales Price of Property \$10.00  
 Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_)  
 Transfer Tax Value: \$ 0.00  
 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: transfer to trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 Deanne R Wood Capacity GRANTOR

Signature Beatrice L. Renoir Capacity \_\_\_\_\_

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

Print Name: Beatrice L. Renoir and Deanne R. Wood  
 Address: 936 Los Alamitos St.  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Firefly Holdings Trust  
 Address: 936 Los Alamitos St.  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: US Deeds, PA Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511