

APN: 1221-18-401-007

RETURN RECORDED DEED TO:
KYLE A. WINTER, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



GRANTEES/MAIL TAX STATEMENTS TO:
Christopher Garrison and
Lauren Garrison, Trustees
821 Buckskin Court
Gardnerville, NV 89410

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on March 14, 2023, by and between CHRISTOPHER W. GARRISON and LAUREN GARRISON, husband and wife as joint tenants with right of survivorship, grantors, and CHRISTOPHER GARRISON and LAUREN GARRISON, Trustees of THE GARRISON FAMILY TRUST, grantees.

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

ALL THAT PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 12, NORTH, RANGE 21 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

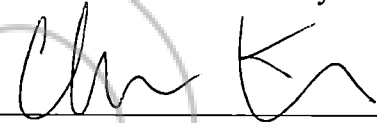
PARCEL B-4 AS SET FORTH ON PARCEL MAP NO. 2 OF RUHENSTROTH ESTATES, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MARCH 19, 1992 IN BOOK 392, PAGE 2961 AS DOCUMENT NO. 273555, OF OFFICIAL RECORDS.

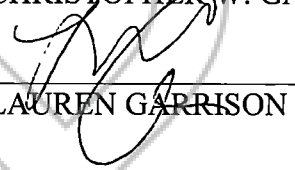
(Pursuant to NRS 111.312 this legal description was previously recorded on August 10, 2012, as Document No. 807298, Official Records of Douglas County, State of Nevada.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.


IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

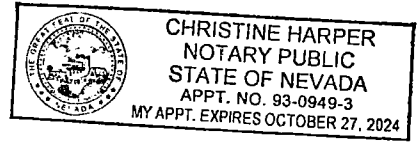

CHRISTOPHER W. GARRISON


LAUREN GARRISON

STATE OF NEVADA)
 : ss.
CARSON CITY)

On March 14th, 2023, personally appeared before me, a notary public, CHRISTOPHER W. GARRISON and LAUREN GARRISON, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.


NOTARY PUBLIC



State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) **1221-18-401-007**
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:

Book: Page:

Date of Recording:

Notes:

Verified Trust - A

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- _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

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 _____

Capacity Grantors

Signature _____

Capacity Grantees

SELLER (GRANTOR) INFORMATION
REQUIRED

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name Christopher W. Garrison and Lauren Garrison Print Name Christopher W. Garrison and Lauren Garrison,

Trustees of THE GARRISON FAMILY TRUST

Address: 821 Buckskin Court

Address 821 Buckskin Court

City: Gardnerville

City: Gardnerville

State: NV Zip: 89410

State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #

Address: 402 North Division Street, P.O. Box 646

City: Carson City

State NV Zip 89702