

APN: 1319-03-311-013

WHEN RECORDED RETURN TO:
JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



SHAWNYNE GARREN, RECORDER E07

MAIL TAX STATEMENTS TO:
John L. Powers, Jr.
P.O. Box 431
Genoa, NV 89411

The person executing this document hereby affirms 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 27, 2023, by and between JOHN L. POWERS, a widowed man, grantor, and JOHN L. POWERS, JR., Trustee of THE JOHN L. POWERS, JR. TRUST, grantee,

WITNESSETH:

The grantor, for good and valuable consideration to him, in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to his successors and assigns, all that certain parcel of real property located in the County of Douglas, State of Nevada, and more particularly described as follows:

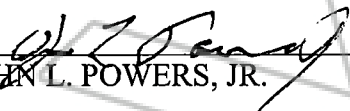
LOT 75 OF BLOCK B AS SAID LOT AND BLOCK ARE SET FORTH ON THE FINAL MAP OF GENOA LAKES PHASE 3, UNIT 1, A PLANNED UNIT DEVELOPMENT, RECORDED JANUARY 13, 1995, IN BLOOK 195 OF OFFICIAL RECORDS OF PAGE 1900, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 354349.

(Pursuant to NRS 111.312 this legal description was previously recorded on December 13, 2013, as Document Number 0835472).

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 grantor has executed this conveyance the day and year first above written.




JOHN L. POWERS, JR.

STATE OF NEVADA)
 : ss.
CARSON CITY)

On March 27, 2023, personally appeared before me, a notary public, JOHN L. POWERS, JR., personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that he executed the foregoing document.





NOTARY PUBLIC

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1319-03-311-013
- b)

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: 3/29/23

Notes: Trust on AB

2. Type of Property:

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

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. See Affidavit of Certification of Trust.

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 Agent

Signature _____

Capacity Agent

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: John L. Powers, Jr.

Print Name: John L. Powers, Jr., Trustee

Address: P.O. Box 431

Address: P.O. Box 431

City: Genoa

City: Genoa

State: NV

Zip: 89411

State: NV

Zip: 89411

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