DOUGLAS COUNTY, NV

2023-995239

RPTT:\$4095.00 Rec:\$40.00 \$4,135.00 Pgs=3

04/04/2023 02:29 PM

TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:

Gregory C. Johnson and Joanie L. Johnson, as Co-Trustees of the Greg and Joanie Johnson Family Trust 3172 Washoe Springs Rd Minden, NV 89423

MAIL TAX STATEMENTS TO: SAME AS ABOVE

Escrow No. 2300675-RLT

The undersigned 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)

APN No.: 1420-19-101-004 R.P.T.T. \$4,095.00 SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Brett James Boe, a married man as his sole and separate property as to an undivided ten percent (10%) interest, Nalini C. Williams, Trustee of the Nalini C. Williams Revocable Trust, as to an undivided 90% interest

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Gregory C. Johnson and Joanie L. Johnson, as Co-Trustees of the Greg and Joanie Johnson Family Trust

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Nalini C. Williams, trustee of the Nalini C. Williams Revocable Trust, and any successor trustee, her 90% interest in that real property in the county of Douglas Nalini C. Williams, Trustee STATE OF NEVADA } ss: COUNTY OF DOUGLAS This instrument was acknowledged before me on, by Nalini C. Williams, Trustee of the Nalini C. Williams Revocable Trust, and any successor trustee, her 90% interest and Brett James Boe **NOTARY PUBLIC** This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under excrow No. 02300675. SHERRIE DOHRN Notary Public, State of Nevada Appaintment No. 22-0136-05 My Appt. Expires Sep 9, 2023

## EXHIBIT A LEGAL DESCRIPTION

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

#### PARCEL 1:

COMMENCING at the Northwest corner of Section 19, Township 14 North, Range 20 East, M.D.B.&M.; thence from the point of commencement South 0°11' West, along the West line of Section 19, a distance of 441.58 feet to the TRUE POINT OF BEGINNING; thence from the point of beginning North 89°59'20" East 1,086.83 feet; thence South 0°11' West, 220.69 feet; thence South 89°59'00" West 1,086.83 feet; thence North 0°11' East 220.79 feet to the TRUE POINT OF BEGINNING, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 19, Township 14 North, Range 20 East, M.D.B.&M.

#### PARCEL 2:

TOGETHER with a 50 foot right of way for road and utility purposes as granted in Deed from H.F. Dangberg Land and Live Stock Company, a corporation to Preston C. Peterson and Josephine E. Peterson, husband and wife recorded April 20, 1967 in Book 49 of Official Records, at Page 166, as File No. 36028. Except that portion of said land lying within the lines of the above said parcel of land.

APN: 1420-19-101-004

Note: Document No. 2021-962331 is provided pursuant to the requirements of Section 6.NRS 111.312.

# STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number(s)	\ \
a.	1420-19-101-004	
b.		
C.		
d.		
2.	Type of Property:	
ے. a.	☐ Vacant Land b. ✓ Single Fam. R	es. FOR RECORDERS OPTIONAL USE ONLY
c.	☐ Condo/Twnhse d. ☐ 2-4 Plex	Book Page
e.	☐ Apt. Bldg f. ☐ Comm'l/Ind'l	Date of Recording:
g.	☐ Agricultural h. ☐ Mobile Home	Notes:
y. i.		
1.	Other	
3. a.	Total Value/Sales Price of Property:	\$ 1,050,000.00
þ.	Deed in Lieu of Foreclosure Only (value of prope	rty) \$
C.	Transfer Tax Value	\$ 1,050,000.00
d.	Real Property Transfer Tax Due:	\$ 4,095.00
4	If Exemption Claimed	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
4.		Section
		Section
	b. Explain Reason for Exemption:	(
_	Destint Interest, Descentage being transferred:	%
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		
hy doci	imentation if called upon to substantiate the inform	nation provided herein. Furthermore, the parties agree
that dis	allowance of any claimed exemption, or other dete	ermination of additional tax due, may result in a penalty
of 10%	of the tax due plus interest at 1% per month. Put	rsuant to NRS 375.030, the Buyer and Seller shall be
jointly a	and severally liable for any additional amount owed	i.
Signa	ture Kur Allpell	Capacity — AGEO+
Ciana		Capacity
Signature Capacity		
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
Print l	Name: Brett James Boe and Nalini C.	Print Name: Gregory C. Johnson and Joanie L.
	ms, trustee of the Nalini C. Williams	Johnson, as Co-Trustees of the Greg and Joanie
	cable Trust	Johnson Family Trust
Addre	ss: 1220 Bordeaux Street	Address: 3172 Washoe Springs Rd
0.03. 1.100.00		City: Minden
State	CA Zip: 94566	State: NV Zip: 89423
/ /		
COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)		
Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02300675-020-RLT		
Address: 1483 US Highway 395 N, Suite B		
City, State, Zip: Gardnerville, NV 89410		

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED