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Kriste Thompson
Anderson, Dorn & Rader, Ltd.

DOUGLAS COUNTY, NV

2023-995447

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/11/2023 09:59 AM

ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-29-111-010

RECORDING REQUESTED BY:

Bryce L. Rader, Esq.
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

Brad Robert Bullion, Trustee
957 Starlight Court
Gardnerville, NV 89460

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

BRAD ROBERT BULLION, Trustee of the
BULLION FAMILY TRUST, dated July 14, 1998

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

BRAD ROBERT BULLION, Trustee of the
BRB TRUST,
under the BULLION FAMILY TRUST,
dated July 14, 1998

ALL that real property situated in Douglas County, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


WITNESS my hand this 10th day of April, 2023.



BRAD ROBERT BULLION, Trustee

STATE OF NEVADA }
 }ss:
COUNTY OF WASHOE }

This instrument was acknowledged before me on this 10th day of April, 2023, by BRAD ROBERT BULLION, Trustee.



Notary Public

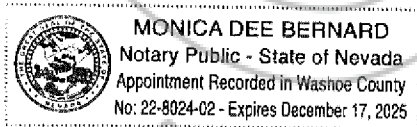


EXHIBIT "A"

Legal Description:

Parcel 1:

Unit 329 as shown on that certain Record of Survey filed for record in the Office of the County Recorder of Douglas County, Nevada on June 9, 1997 in Book 697, at Page 1495 as Document No, 414454, Official Records being a Boundary Line Adjustment of the Final Map No. 1008-7A for WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, filed for record in the Office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195, Page 2675, Document No. 374950, Official Records.

Parcel 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

APN: 1320-29-111-010

Property Address: 1163 White Oak Loop, Minden, Nevada 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-29-111-010
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: 4/11/23 Trust Ok~A.B.

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) (0)
 c. Transfer Tax Value: \$ 0
 d. 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: Transfer of Title from a trust to a trust without consideration.

5. Partial Interest: Percentage being transferred: 100 %
 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 Kristie Thompson Capacity: Representative

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brad Robert Bullion, Trustee
 Address: 957 Starlight Court
 City: Garderville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brad Robert Bullion, Trustee
 Address: 957 Starlight Court
 City: Garderville
 State: NV Zip: 89460

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

Print Name: Anderson, Dorn & Rader, Ltd.
 Address: 500 Damonte Ranch Parkway
 City: Reno

Escrow # _____
 State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED