

APN: 1320-32-111-035

Recordation requested by:
Maupin, Cox & LeGoy

After recordation, return Grant,
Bargain, and Sale Deed and
mail future property tax statements
to Grantee at:

Daniel and Linda Stratton, Trustees
P.O. Box 1258
Minden, NV 89423

GRANT, BARGAIN AND SALE DEED

Incident to the death of Edgar James Stratton ("Decedent") and the administration of his estate and trust(s), Daniel Stratton, as Trustee of The E. James and M. Jane Stratton Family Trust (As Restated), under agreement dated March 30, 2005 ("Grantor"), hereby grants, bargains, and sells to Daniel W. Stratton and Linda C. Stratton, as Trustees of the Stratton Family Trust dated January 30, 2004 ("Grantee"), Grantor's entire right, title and interest, in the real property located at 1632 Mono Avenue, Minden, Douglas County, Nevada, and more particularly described on Exhibit A attached hereto.

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.

This conveyance is subject to the following liens and encumbrances:

1. General, special, and any supplemental county taxes and assessments not delinquent.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

SIGNATURE PAGE TO FOLLOW

Dated: April 19, 2023.

The E. James and M. Jane Stratton Family
Trust (As Restated)

By: *Daniel W. Stratton*
Daniel Stratton, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This Grant Deed was acknowledged before me on April 19,
2023, by Daniel Stratton, as Trustee of The E. James and M. Jane Stratton Family
Trust (As Restated).



Geri Biegler
Notary Public

EXHIBIT A

To Grant, Bargain, and Sale Deed

Commonly known as: 1632 Mono Avenue, Minden, Douglas County, Nevada, APN: 1320-32-111-035 and more particularly described as:

Lots 1, 2 and the west one-half of Lot 3, in Block D of the original townsite, as per Official Plat or Map of the Town of Minden on file in the Recorder's Office of Douglas County, Nevada.

TOGETHER WITH any and all water rights as adjudicated by the U.S. District Court Carson River Decree, entered on October 28, 1980, as may from time to time be amended.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number (s)

- a) 1320-32-111-035
- b)
- c)
- d)

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page _____
Date of Recording:	_____
Notes:	Verified Trust - JS

2. Type of Property:

- a) Vacant Land
- b) Single Fam
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. 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: \$ None (Exempt)

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer of title to a revocable living trust without consideration, for which a Certificate of Trust will be presented at the time of transfer.

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 disallowance of any claimed exemption, or other determination provided herein. Furthermore, the disallowance of any claimed exemption, or other determination or 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 *Christina Bellen* Capacity Attorney for Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Daniel Stratton, Trustee
 The E. James and M. Jane Stratton Family Trust
 Address: P.O. Box 1258
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Daniel W. Stratton & Linda C. Stratton, Trustees; Stratton Family Trust
 Address: P.O. Box 1258
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(Required if not the Seller or Buyer)

Print Name: Maupin, Cox & LeGoy Escrow # N/A
 Address: 4785 Caughlin Parkway
 City: Reno State: Nevada Zip: 89519