

A.P.N.: 1220-16-117-001

R.P.T.T.: 2,086.50

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
Richard A. Hargis, Jr. and Molly W. Peet, Trustees
of Hargis Peet Family Trust dated August 15, 2018
92 Hawk View Road
Wellington, NV 89444**

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That

John Kings and Colleen Kings, husband and wife as joint tenants

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to

**Richard A. Hargis, Jr. and Molly W. Peet, Trustees of Hargis Peet Family Trust dated
August 15, 2018, and any amendments thereto**

all that real property situated in Douglas County, State of Nevada, bounded and described
as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:
1296 Topaz Lane
Gardnerville, NV 89460

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal
property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and
Easements now of record.

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

Signed in counterpart

John Kings

Colleen Kings
Colleen Kings

STATE OF NEVADA

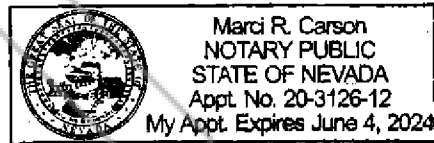
COUNTY OF ~~Washoe~~ Douglas ^{mc}

This instrument was acknowledged before me on this 23 day of May, 2023,


by Colleen Kings

Marci R Carson
Signature of notarial officer

My Commission Expires: June 4, 2024



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



John Kings

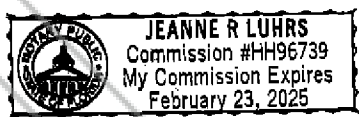
Signed in counterpart


Colleen Kings

^{JR}
STATE OF ~~NEVADA~~ Florida
COUNTY OF ~~Washoe~~ Pinellas
_{JR}

This instrument was acknowledged before me on this 23 day of May, 2023,

by John Kings





Signature of notarial officer

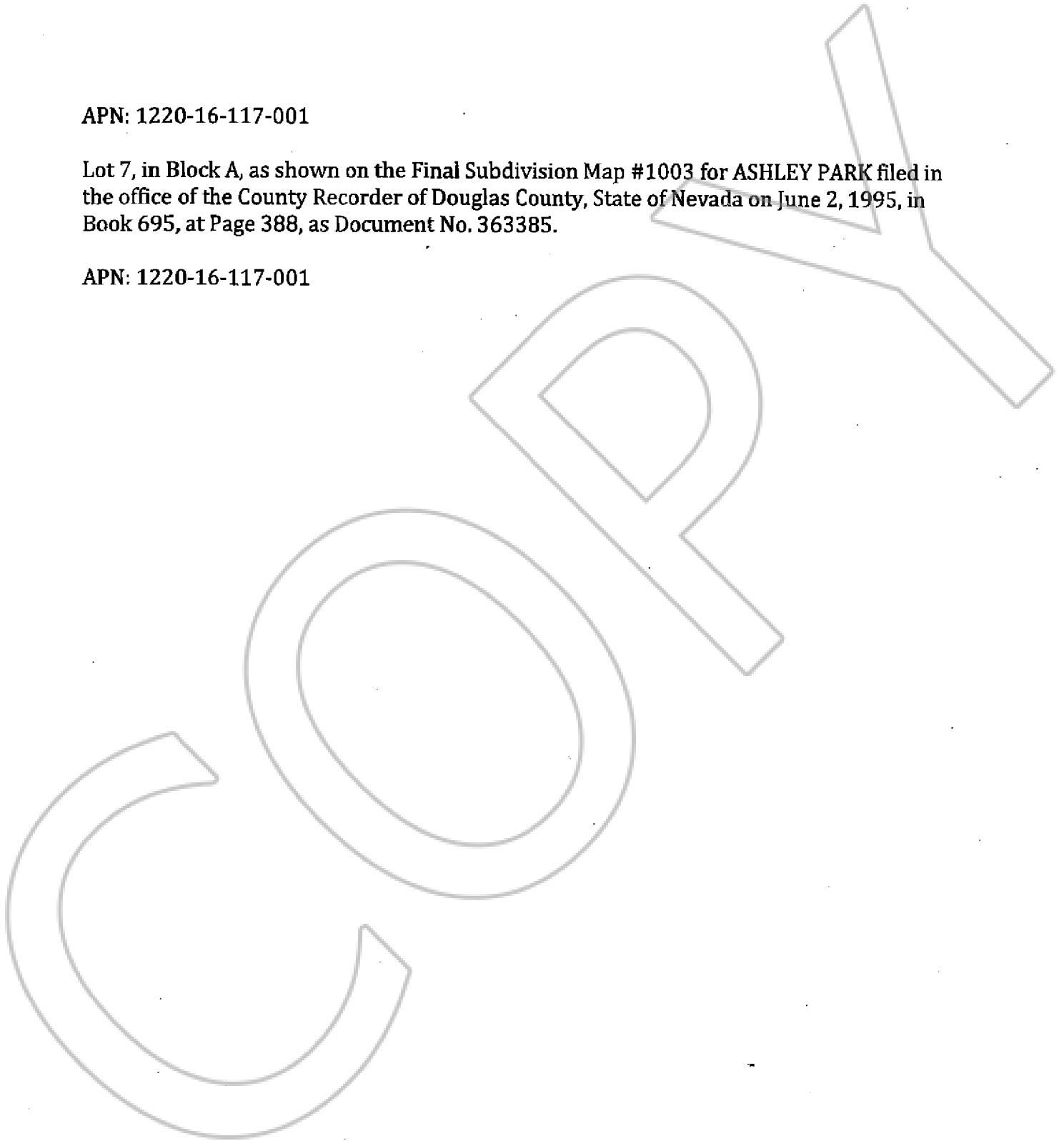
My Commission Expires: 2-23-2025

EXHIBIT A

APN: 1220-16-117-001

Lot 7, in Block A, as shown on the Final Subdivision Map #1003 for ASHLEY PARK filed in the office of the County Recorder of Douglas County, State of Nevada on June 2, 1995, in Book 695, at Page 388, as Document No. 363385.

APN: 1220-16-117-001



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-117-001
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'//Ind'
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$535,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$535,000.00
 d. Real Property Transfer Tax Due: \$2,086.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Debra Meece - Agent Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: John Kings and Colleen Kings
 Address: 1075 Arroyo Drive
 City: Gardnerville
 State: NV Zip: 89410

Richard A. Hargis, Jr. and Molly W. Peet, Trustees of Hargis Peet Family Trust dated August 15, 2018
 Print Name: Trust dated August 15, 2018
 Address: 92 Hawk View Road
 City: Wellington
 State: NV Zip: 89444

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 23-1392-RS
 Address: 1755 East Plumb Lane, 260
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED