

A.P.N.: 1220-16-115-002  
File No: 143-2663998 (et)  
R.P.T.T.: \$2,886.00

When Recorded Mail To: Mail Tax Statements To:  
THE SCOTT AND GABRIELA POWELL 2020 REVOCABLE  
TRUST  
1210 Sorensen Court  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Paula Lenore Blizzard, Successor Trustee under the Walter and Diane Blizzard Trust Agreement dated July 14, 2005 and any amendments thereto

do(es) hereby *GRANT, BARGAIN and SELL* to

SCOTT S. POWELL AND GABRIELA H. POWELL, TRUSTEES OF THE SCOTT AND GABRIELA POWELL 2020 REVOCABLE TRUST U/A DATED JUNE 4, 2020

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

**LOT 104, BLOCK F, AS SHOWN ON THE FINAL MAP PLEASANTVIEW PHASE 5, FINAL SUBDIVISION MAP NO. 1009-5, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 6, 1995, IN BOOK 1295, AT PAGE 788, AS FILE NO. 376390.**

*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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Paula Lenore Blizzard, Successor Trustee under the Walter and Diane Blizzard Trust Agreement dated July 14, 2005 and any amendments thereto

*[Handwritten signature of Paula Lenore Blizzard]*

Paula Lenore Blizzard, Successor Trustee

STATE OF

~~NEVADA~~

*AA California*

COUNTY OF

~~DOUGLAS~~

*San Francisco*

*AA*

This instrument was acknowledged before me on

May 30, 2023 by

**Paula Lenore Blizzard, Successor Trustee.**

*[Handwritten signature of Notary Public]*

Notary Public

(My commission expires: 8/27/2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2663998.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-16-115-002  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$740,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$740,000.00  
 d) Real Property Transfer Tax Due \$2,886.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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 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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Successor Trustee  
 Capacity: \_\_\_\_\_

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

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

Print Name: The Walter and Diane Blizzard Trust Agreement  
 Address: 1640 Hayes St #4  
 City: San Francisco  
 State: CA      Zip: 94117

Print Name: THE SCOTT AND GABRIELA POWELL 2020 REVOCABLE TRUST  
 Address: 1210 Sorensen Court  
 City: Gardnerville  
 State: NV      Zip: 89460

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

Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2663998 et/ et  
 State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)