

APN: 1220-16-210-195

WHEN RECORDED RETURN TO:

Ryan J. Earl, Esq.
548 W. Plumb Lane, Suite B
Reno, NV 89509



SHAWNYNE GARREN, RECORDER

E07

MAIL TAX STATEMENTS TO:

Thomas Barkley, TTEE
1222 Manhattan Way
Gardnerville, NV 89406

GRANT, BARGAIN AND SALE DEED

This indenture is made and given this 26 day of June, 2023,
by and between Thomas H. Barkley, in his capacity as Manager of Barkley IRT
Holdings, a Nevada limited liability company, (herein "Grantor"), and Thomas H.
Barkley, Trustee of the Thomas H. Barkley Separate Property Trust, dated November 21,
2022 (herein "Grantee").

Witnesseth, that the Grantor, without consideration, does by this instrument grant,
bargain, sell, remit and convey to the Grantee and Grantee's successors and assigns
forever, all of Grantor's right, title and interest, right in that certain real property situate
in the County of Douglas, State of Nevada, commonly known as 1222 Manhattan Way,
Gardnerville, NV 89460, and more particularly described as:

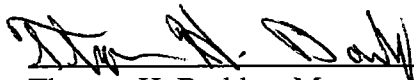
See Exhibit A attached hereto.

Together with the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and any reversion and reversions, remainder and
remainders, rents, issues or profits thereof.

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TO HAVE AND TO HOLD the said premises, together with the appurtenances,
unto the grantee and its representatives, heirs and assigns.

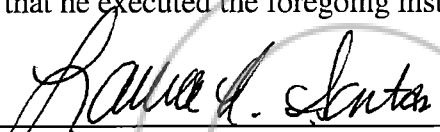
Dated this 26 day of June, 2023.



Thomas H. Barkley, Manager
of Barkley IRT Holding, a Nevada limited
liability company

STATE OF NEVADA)
 :SS.
COUNTY OF WASHOE)

On this 26th day of June, 2023, personally appeared before
me, a notary public, Thomas H. Barkley, personally known or proved to me to be the
person whose name is subscribed to the foregoing instrument, and who acknowledged to
me that he executed the foregoing instrument in the capacity stated therein.



Notary Public

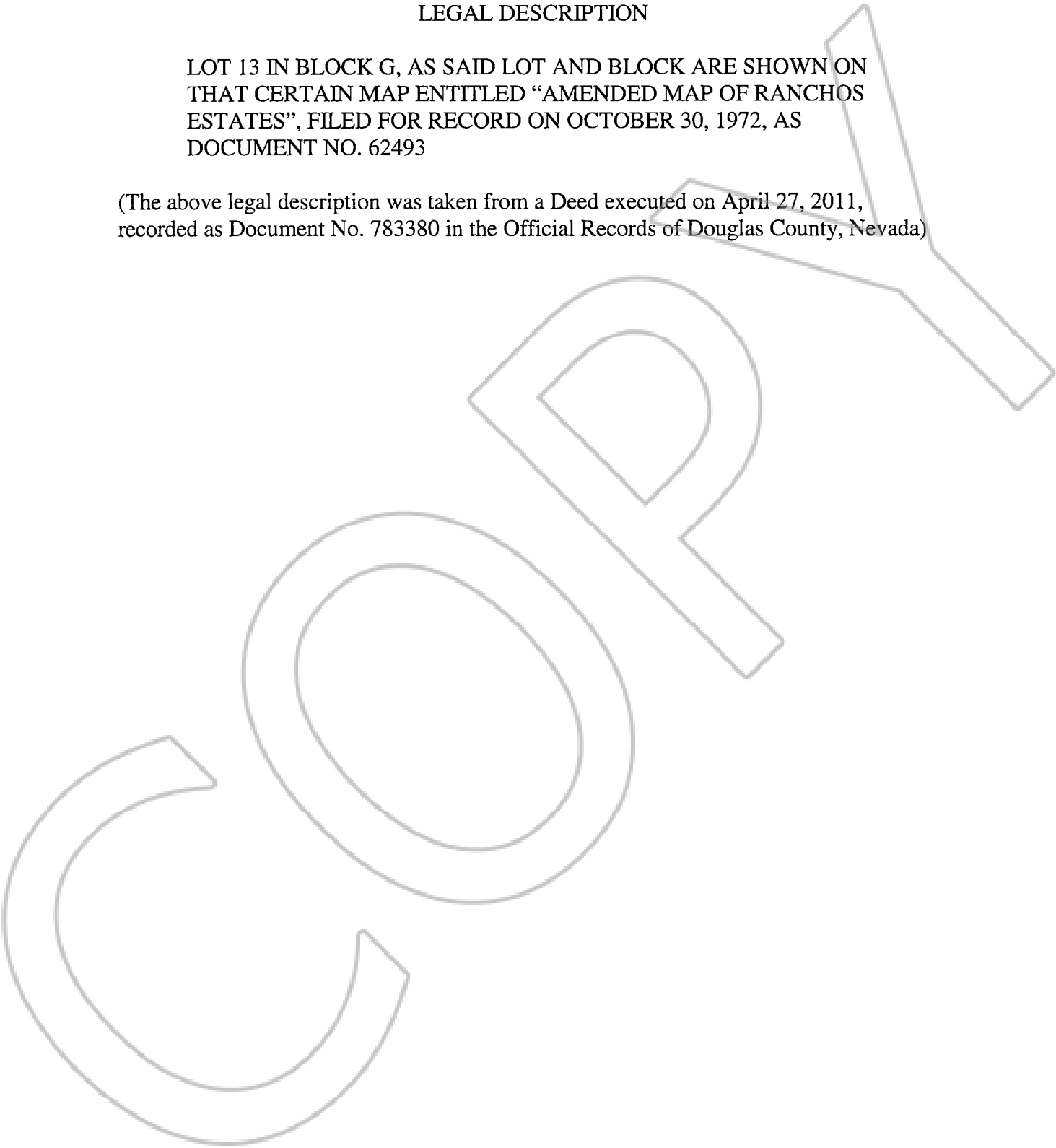
 LAURA R. SANTOS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-66872-2 - Expires January 25, 2025

EXHIBIT A

LEGAL DESCRIPTION

LOT 13 IN BLOCK G, AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "AMENDED MAP OF RANCHOS ESTATES", FILED FOR RECORD ON OCTOBER 30, 1972, AS DOCUMENT NO. 62493

(The above legal description was taken from a Deed executed on April 27, 2011, recorded as Document No. 783380 in the Official Records of Douglas County, Nevada)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-161-210-195
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: 6/30/23

Printed on 11/8

3. Total Value/Sales Price of Property:

	\$
Deed in Lieu of Foreclosure Only (value of property)	\$
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: _____
A transfer to owner's trust without consideration

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 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] Capacity Attorney for Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Thomas H. Barkley, Manager
 Address: 1222 Manhattan Way
 City: Gardnerville
 State: NV Zip: 89406

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Thomas H. Barkley, TTEE
 Address: 1222 Manhattan Way
 City: Gardnerville
 State: NV Zip: 89406

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ryan J. Earl, Esq Escrow # _____
 Address: 548 W. Plumb Lane, Ste. B Phone: 775/829-1800
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)