

A.P.N.: 1320-30-312-025
File No: 143-2666317 (et)
R.P.T.T.: \$2,964.00

DOUGLAS COUNTY, NV **2023-999031**
RPTT:\$2964.00 Rec:\$40.00
\$3,004.00 Pgs=2 **07/31/2023 12:53 PM**
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

When Recorded Mail To: Mail Tax Statements To:
The Lyons- Townley Trust
372 Bull Wacker Run, #646
Arnold, CA 95223

GRANT, BARGAIN and SALE DEED

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

Kristina A. Schreck, as Successor Trustee of the MLS Trust dated April 14, 2016, and any amendments thereto

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

John Daniel Lyons and Julie Bettina Lou Townley, as trustees of the John Daniel Lyons and Julie Bettina Lou Townley Trust or The Lyons- Townley Trust, dated November 17, 2011

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

LOT 9, OF BLOCK B, AS SET FORTH ON FINAL MAP # 1010-4B WESTWOOD VILLAGE UNIT 4B, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 13, 1995 IN BOOK 1295, PAGE 1906, AS DOCUMENT NO. 376827 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 22, 1996 IN BOOK 1196, PAGE 3783, AS DOCUMENT NO. 401555 OF OFFICIAL RECORDS.

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.

Kristina A. Schreck, as Successor Trustee of the
MLS Trust dated April 14, 2016, and any
amendments thereto

K. Schreck

Kristina A. Schreck, Successor Trustee

STATE OF

Florida)
~~NEVADA~~)

COUNTY OF

Miami-Dade)
~~DOUGLAS~~)

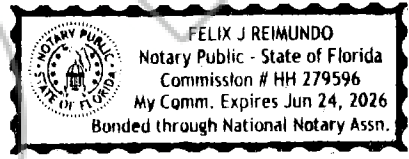
: ss.

This instrument was acknowledged before me on Kristina A. Schreck, as Successor Trustee by
The MLS Trust.

[Signature]

Notary Public

(My commission expires: 6/24/26)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2666317.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-312-025
- 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: \$760,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$760,000.00
- d) Real Property Transfer Tax Due \$2,964.00

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]

Capacity: GRANTOR

Signature: _____

Capacity: _____

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

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

Print Name: The MLS Trust
Address: 930 NE 72ND TERRACE
City: MIAMI
State: FL Zip: 33138

Print Name: The Lyons- Townley Trust
Address: 372 Bull Wacker Run, #646
City: Arnold
State: CA Zip: 95223

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

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2666317 et/ et
State: NV Zip: 89423

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