

APN: 1419-14-001-005

RETURN RECORDED DEED TO:
KYLE A. WINTER, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



SHAWNYNE GARREN, RECORDER E07

GRANTEES/MAIL TAX STATEMENTS TO:
Robert McBroom and
Kristyan McBroom, Trustees
3401 Jacks Valley Road
Carson City, NV 89705

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on July 31, 2023, by and between ROBERT C. McBROOM and KRISTYAN S. J. McBROOM, husband and wife as joint tenants with right of survivorship, and not as tenants in common, grantors, and ROBERT McBROOM and KRISTYAN McBROOM, Trustees of THE ROBERT AND KRISTYAN McBROOM FAMILY TRUST, grantees.

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

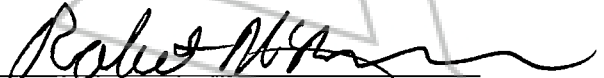
Lot 5 of Alpine View Estates, No. 1 as shown on the Official Map in the Office of the County Recorder on June 16, 1972 in Book 101, Page 731, as Document NO. 60036.

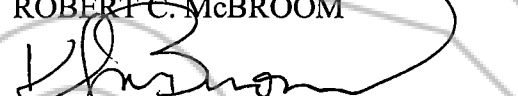
(Pursuant to NRS 111.312 this legal description was previously recorded on May 26, 1993 as Document No. 308056, Official Records of Douglas County, State of Nevada.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

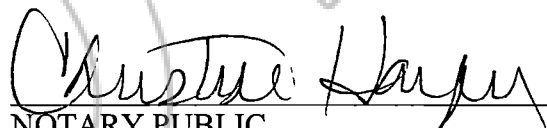


ROBERT C. McBROOM



KRISTYAN S. J. McBROOM

STATE OF NEVADA)
 : ss.
CARSON CITY)

On July 31, 2023, personally appeared before me, a notary public, ROBERT C. McBROOM and KRISTYAN S. J. McBROOM, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.



NOTARY PUBLIC

 CHRISTINE HARPER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 93-0949-3
MY APPT. EXPIRES OCTOBER 27, 2024

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1419-14-001-005
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:
 Book: Page:
 Date of Recording: 8/1/23 Joint ok AB
 Notes:

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-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

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 Grantors
 Signature [Signature] Capacity Grantees

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name Robert C. McBroom and Kristyan S. J. McBroom Print Name Robert McBroom and Kristyan McBroom,
Trustees of THE ROBERT AND KRISTYAN
McBROOM FAMILY TRUST
 Address: 3401 Jacks Valley Road Address: 3401 Jacks Valley Road
 City: Carson City City: Carson City
 State: NV Zip: 89705 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
 Address: 402 North Division Street, P.O. Box 646
 City: Carson City State: NV Zip: 89702