

APN: 1220-24-701-061

RETURN RECORDED DEED TO:

CHRIS MacKENZIE, ESQ.

ALLISON MacKENZIE, LTD.

P.O. Box 646

Carson City, NV 89702



SHAWNYNE GARREN, RECORDER

E07

GRANTEE/MAIL TAX STATEMENTS TO:

Peter M. Beekhof, Jr.,

as Trustees of

The Peter M. Beekhof, Jr. Separate Property Trust

1901 Arabian Ln

Gardnerville, NV 89410

The party executing this document hereby affirms 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 21.12, 2024, by and

between PETER M. BEEKHOF, JR. "grantor" and PETER M. BEEKHOF, JR., Trustee of THE PETER M. BEEKHOF, JR. SEPARATE PROPERTY TRUST "grantee".

WITNESSETH:

That the grantor, for good and valuable consideration paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to their successors and assigns, all that certain parcel of real property located in Douglas County, state of Nevada, and more particularly described as follows:

Parcel 3 of PARCEL MAP LDA 15-017 FOR WEST RIDGE HOMES, INC., according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on July 18, 2016, as File No. 2016-884554.

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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 grantee and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

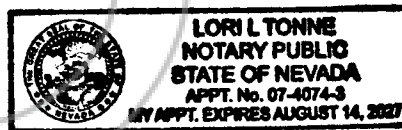

PETER M. BEEKHOF, JR.

STATE OF NEVADA)
 : ss.
CARSON CITY)

On February 12, 2024, personally appeared before me, a Notary Public, PETER M. BEEKHOF, JR., who acknowledged that he executed the above instrument.


NOTARY PUBLIC

4889-8043-1155, v. 1



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-24-701-061
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Beekhof Trust A</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Exempt because it's a transfer into a Trust without consideration because Trustee's Cert. is present.

5. Partial Interest: Percentage being transferred: 100 %

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 Peter M. Beekhof, Jr. Capacity _____ Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Peter M. Beekhof, Jr.
 Address: 1901 Arabian Ln.
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Peter M. Beekhof, Jr., Trustee
 Print Name: The Peter M. Beekhof, Jr. Separate Property Trust
 Address: 1901 Arabian Ln
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____