

A.P.N.: 1420-28-510-035

R.P.T.T.: 2,577.90

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
David Balaam and Victoria Balaam
1416 North Santa Barbara Drive
Minden, NV 89423**

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Joseph W. Campbell and Martha T. Campbell,
Trustees of the Smokin'C Family Trust dated October 27, 2015

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and

Convey to David Balaam and Victoria Balaam, husband and wife as Joint Tenants

all that real property situated in Douglas County, State of Nevada, bounded and described
as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:
1416 North Santa Barbara Drive
Minden, NV 89423

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal
property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and
Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Smoking C Family Trust 2015 dated October 27, 2015

By: [Signature]
Joseph W. Campbell, Trustee

By: [Signature]
Martha T. Campbell, Trustee

STATE OF NEVADA
COUNTY OF Washoe Douglas

This instrument was acknowledged before me on this 1 day of April, 2024,

by Joseph W. Campbell & Martha T. Campbell

[Signature]
Signature of notarial officer

My Commission Expires: 12-1-2025

SHAWNA KENNEDY
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-6642-12 - Expires December 1, 2025

EXHIBIT A

APN: 1420-28-510-035

Lot 38, Block C, as set forth on the Official Plat of MISSION HOT SPRINGS, UNIT NO. 1, filed in the Office of the Recorder of Douglas County, Nevada, on July 1, 1987, Book 787, Page 001, Document No. 157492, and Certificate of Amendment recorded October 19, 1990, Book 1090, Page 2956, Document No. 237003, of Official Records.

APN: 1420-28-510-035

DRAFT

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-28-510-035
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$661,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$661,000.00
 d. Real Property Transfer Tax Due: \$2,577.90

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: _____ Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Joseph W. Campbell and Martha T. Campbell, Trustees of Smoking C Family
 Print Name: Trust 2015 dated October 27, 2015
 Address: 1565 Virginia Ranch Road, #109
 City: Gardnerville
 State: NV Zip: 89410

Print Name: David Balaam and Victoria Balaam
 Address: 1416 North Santa Barbara Drive
 City: Minden
 State: NV Zip: 89423

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 24-4238-DP
 Address: 1755 East Plumb Lane, 260
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED