

APN/Parcel ID(s): 1319-03-414-026

Order No.: TTR2400529-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Cho Lynn Hunton, Trustee of the Cho Lynn
Hunton Separate Proptery Trust dated
August 22, 2023 original date November 27,
1990 and amended August 22, 2023
P.O BOX 11980
Zephyr Cove, NV 89448

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$5,187.00

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

**Robert L. Blakely and Sharon L. Blakely, Trustees or their successors in trust,
under the Blakely Family Trust, dated November 4, 2024, and any amendments
thereto,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Cho Lynn Hunton, Trustee of the Cho Lynn Hunton Separate Proptery Trust dated
August 22, 2023 original date November 27, 1990 and amended August 22, 2023**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

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.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 4/4/24

Robert L. Blakely and Sharon L. Blakely, Trustees or their successors in trust, under the Blakely Family Trust, dated November 4, 2024, and any amendments thereto

BY: *Robert L. Blakely*
Robert L. Blakely, Trustee

BY: *Sharon L. Blakely*
Sharon L. Blakely, Trustee

State of _____

County of _____

This instrument was acknowledged before me on this _____ day of _____,
_____ by Robert L. Blakely and Sharon L. Blakely

See attached certificate
Notary Public

[SEAL]

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Tulare

On 04/04/2024 before me, Keisha R. Bryant, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Robert L. Blakely and Sharon L. Blakely
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

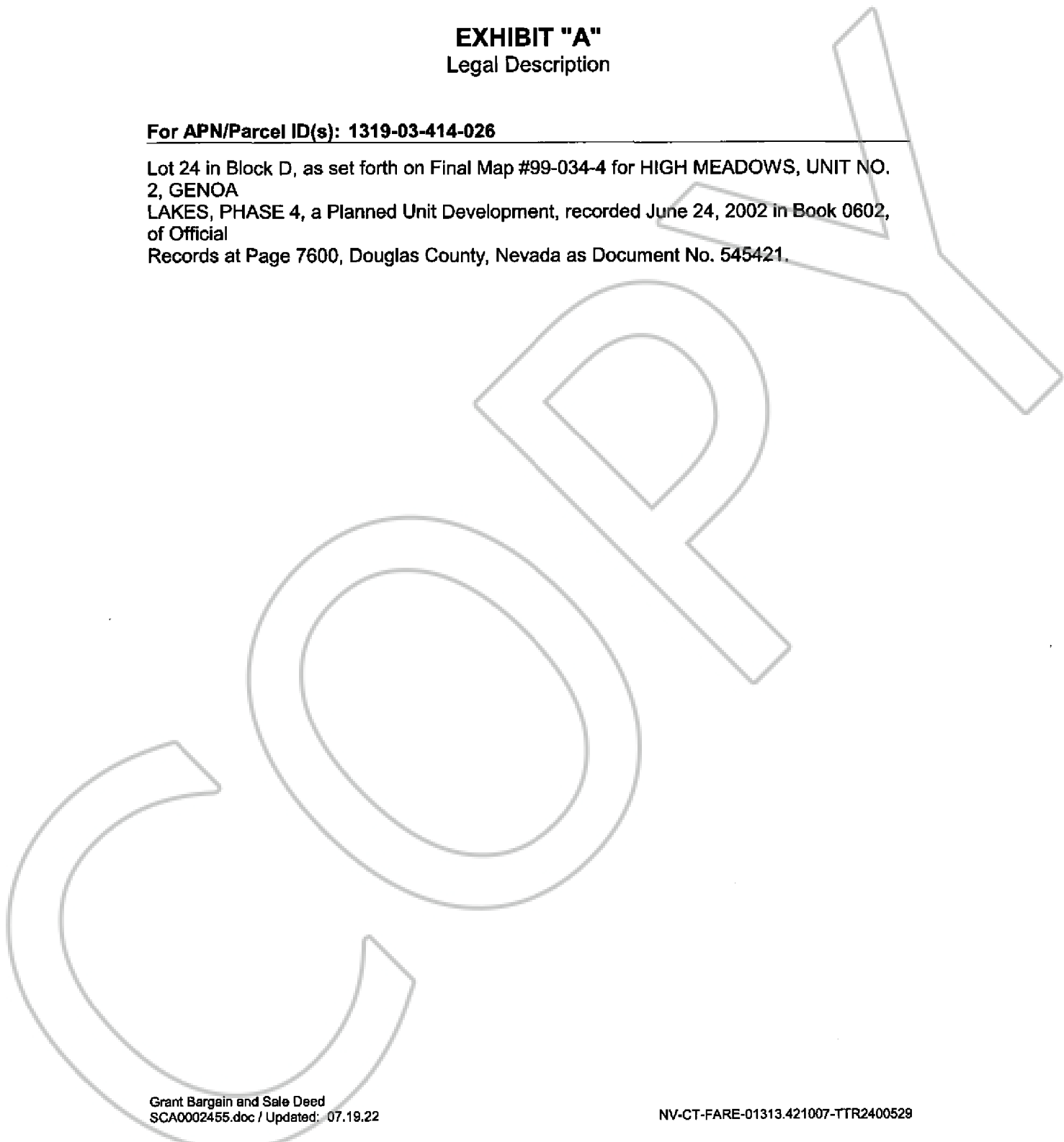
- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1319-03-414-026

Lot 24 in Block D, as set forth on Final Map #99-034-4 for HIGH MEADOWS, UNIT NO. 2, GENOA LAKES, PHASE 4, a Planned Unit Development, recorded June 24, 2002 in Book 0602, of Official Records at Page 7600, Douglas County, Nevada as Document No. 545421.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1319-03-414-026
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 1,330,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,330,000.00
 d. Real Property Transfer Tax Due \$ 5,187.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 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 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 *Suz Dence* Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert L. Blakely and Sharon L. Blakely, Trustees or their successors in trust, under the Blakely Family Trust, dated November 4, 2024, and any amendments thereto

Print Name: Cho Lynn Hunton, Trustee of the Cho Lynn Hunton Separate Property Trust dated August 22, 2023 original date November 27, 1990 and amended August 22, 2023

Address: P.O BOX 612
 City: Genoa
 State: NV Zip: 89411

Address: P.O BOX 11980
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2400529
 State: NV Zip: 89410