

DOUGLAS COUNTY, NV **2024-1007245**  
RPTT:\$4972.50 Rec:\$40.00  
\$5,012.50 Pgs=3 **04/30/2024 11:25 AM**  
TOIYABE TITLE  
SHAWNYNE GARREN, RECORDER

**APN: 1321-31-002-005**

**RPTT: 4,972.50**

**Escrow No.: TTL-24-2313**

**When recorded return to:**

**Clayton Thomas Swartz**

**2191 Calle Del Sol**

**Gardnerville, NV 89410**

**Mail Tax Statement to:**

**Grantee same as above**

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Gary Nelson and Jeannie Janning, co-Trustees of the CWH 2011 Irrevocable Trust dated December 29, 2011

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Clayton Thomas Swartz, an unmarried man

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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

*Signature continues on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. TTL-24-2313  
Page Two

Witness my hand(s) this 24 day of April 2024.

CWH 2011 Irrevocable Trust dated December 29, 2011

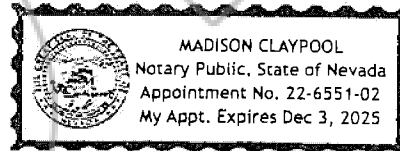
Gary Nelson  
Gary Nelson, Trustee

Jeannie Janning  
Jeannie Janning, Trustee

STATE OF NEVADA  
COUNTY OF WASHOE

This instrument was acknowledged before me on this 24 day of April,  
2024, by Gary Nelson and Jeannie Janning, co-Trustees of the CWH 2011 Irrevocable  
Trust dated December 29, 2011\*\*

M. Claypool  
NOTARY PUBLIC



**Exhibit "A"**

**Being a portion of Section 31, Township 13 North, Range 21 East,  
further described as follows:**

**PARCEL NO. 1:**

**Parcel B as set forth on Parcel Map LDA 99-017 for Allen J. and  
Elizabeth Allie, according to the map thereof, filed for record in the  
Office of the County Recorder of Douglas County, State of Nevada, on  
June 16, 1998, in Book 699, Page 3497, Document No. 470440.**

**PARCEL NO. 2:**

**Being easements 25 and 50 foot in with, for road purposes,  
appurtenant, as conveyed in the Grant of Easements, recorded April  
7, 1980, in Book 480 of official records, Pages 345, 347, 351, 355 and  
358, Douglas County, Nevada.**

**Assessor's Parcel Number(s):**

**1321-31-002.008**

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

a) 1321-31-002-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other: _____ (please specify)		

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

## 3. Total Value/Sales Price of Property:

	<u>\$1,275,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$1,275,000.00</u>
Real Property Transfer Tax Due:	<u>\$4,972.50</u>

## 4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 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 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 [Handwritten Signature] Capacity Escrow Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: CWH 2011 Irrevocable Trust  
 Address: 2191 Calle Del Sol  
 City: Gardnerville  
 State: NV Zip: 89410

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Clayton Thomas Swartz  
 Address: 2191 Calle Del Sol  
 City: Gardnerville  
 State: NV Zip: 89410

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Toiyabe Title Escrow # TTL-24-2313  
 Address: 5496 Reno Corporate Drive  
 City: Reno State: NV Zip: 89511