

APN: 1318-23-212-009

Recorded at the request of
Molly LeGoy, Esq.
702 Plumas Street
Reno, Nevada 89509

After recordation, return Grant
Deed and mail future property
tax statements to:
Sean Edward Darrah and
Heather Rembert Brooks Darrah, Co-Trustees
The PenRow Trust
PO Box 11982
Zephyr Cove, NV 89448

GRANT DEED

For convenience and without consideration, Sean E. Darrah and Heather R. Brooks Darrah, husband and wife, hereby grant, transfer and sell with full warranty of title to Sean Edward Darrah and Heather Rembert Brooks Darrah as Co-Trustees of The PenRow Trust, all of their right, title and interest, in the real property situated in Stateline, County of Douglas, State of Nevada, commonly described as 116 Snowbird Court, B, Stateline, Nevada, and particularly described on Exhibit A, attached hereto and incorporated herein by reference.

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

This conveyance is subject to the following liens and encumbrances:

1. General, special, and any supplemental county taxes and assessments not delinquent.

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2. Encumbrances, liens, covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

Dated: May 14, 2024.

[Handwritten signature]

Sean E. Darrah

[Handwritten signature]

Heather R. Brooks Darrah

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This Grant Deed was acknowledged before me on May 14, 2024, by Sean E. Darrah and Heather R. Brooks Darrah.

[Handwritten signature]

Notary Public

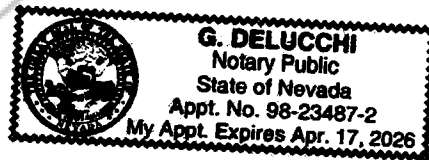


EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel A

Lot 324B of Lake Village Unit No. 2C, as shown on the official map recorded in the office of the county recorder of Douglas County, Nevada on March 10, 1972, in Book 97, Page 442, as Document No. 58124.

Excepting therefrom all that portion of said lot 24B of Lake Village Unit 2-C, as conveyed to the Lake Village Homeowners Association by Deed recorded October 21, 1994, in Book 1094 of Official Records at Page 3599, as Document No. 349056.

Parcel B

All that portion of Lot 37 Common Area of Lake Village Uni 2-C filed for record in the office of the County Recorder of Douglas County, Nevada on March 10, 1972 as Document No. 58124 conveyed by Deed to Stephen Massa 1990 Irrevocable Trust, recorded October 21, 1994 in Book 1094 of Official Records at Page 3596 as Document No. 349055.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-23-212-009
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | | | |
|--|--------------------------|-----------------------------|------------------|
| a. <input type="checkbox"/> | Vacant Land | b. <input type="checkbox"/> | Single Fam. Res. |
| c. <input checked="" 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 |
| | <input type="checkbox"/> | | Other |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to trust without consideration

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 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 [Signature] Capacity: Attorney for Grantor

Signature [Signature] Capacity: Attorney for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sean E & Heather R Brooks Darrah
 Address: PO Box 11982
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The PenRow Trust
 Address: PO Box 11982
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: LeGoy Law
 Address: 702 Plumas Street
 City: Reno

Escrow # _____
 State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED