

APN: 1219-11-002-025
R.P.T.T.: \$21,996.00
Escrow No.: 24040608-LS
When Recorded Return To:
GT Pipkin Family Trust, dated April 16, 2024
P.O. Box 6337
Stateline, NV 89449

Mail Tax Statements to:
GT Pipkin Family Trust, dated April 16, 2024
P.O. Box 6337
Stateline, NV 89449

DOUGLAS COUNTY, NV **2024-1008489**
RPTT:\$21996.00 Rec:\$40.00
\$22,036.00 Pgs=3 **05/24/2024 11:15 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Paul Franklin and Janet Koval, Trustees of The Franklin-Koval Living Trust, dated February 5, 2008

do(es) hereby Grant, Bargain, Sell and Convey to

Trevor I. Pipkin and Grace E. Pipkin, Trustees of GT Pipkin Family Trust, dated April 16, 2024

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

A parcel of land located within a portion of Sections 11 and 12, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

BEGINNING at the Southwest corner of that 17.21 acre parcel of land as shown on that Record of Survey for West Fork Sierra Vista Estates, LLC, as recorded in Book 0703, at Page 9106, as Document No. 583846, Douglas County, Nevada, Recorder's Office;

thence North 00°20'43" East, 529.24 feet;

thence South 89°49'17" East, 30.00 feet;

thence North 00°20'43" East, 29.05 feet;

thence along the arc of a curve to the right having a delta angle of 69°08'44", radius of 50.00 feet and an arc length of 60.34 feet;

thence along the arc of a curve to the left having a delta angle of 26°35'16", radius of 68.00 feet and an arc length of 31.56 feet;

thence along the arc of a curve to the right having a delta angle of 47°19'00", radius of 50.00 feet and an arc length of 41.29 feet;

thence South 89°46'49" East, 908.12 feet;

thence along the arc of a curve to the right having a delta angle of 85°43'52", radius of 120.00 feet and an arc length of 179.56 feet;

thence South 04°02'57" East, 336.74 feet;

thence along the arc of a curve to the left having a delta angle of 73°43'07", radius of 180.00 feet and an arc length of 231.54 feet;

thence along the arc of a curve to the right having a delta angle of 31°55'28", radius of 120.00 feet and an arc length of 66.86 feet;

thence non-tangent to the preceding curve, North 89°42'48" West, 1,065.71 feet to THE POINT OF BEGINNING.

Said parcel further shown on Record of Survey recorded July 21, 2003, as Document No. 583846.

Dated this 24 day of MAY, 2024.

The Franklin-Koval Living Trust, dated February 5, 2008

BY: [Signature]
Paul Franklin
Trustee

BY: [Signature]
Janet Koval
Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 24th day of May, 2024, by Paul Franklin, as Trustee and Janet Koval, as Trustee of The Franklin-Koval Living Trust, dated February 5, 2008.

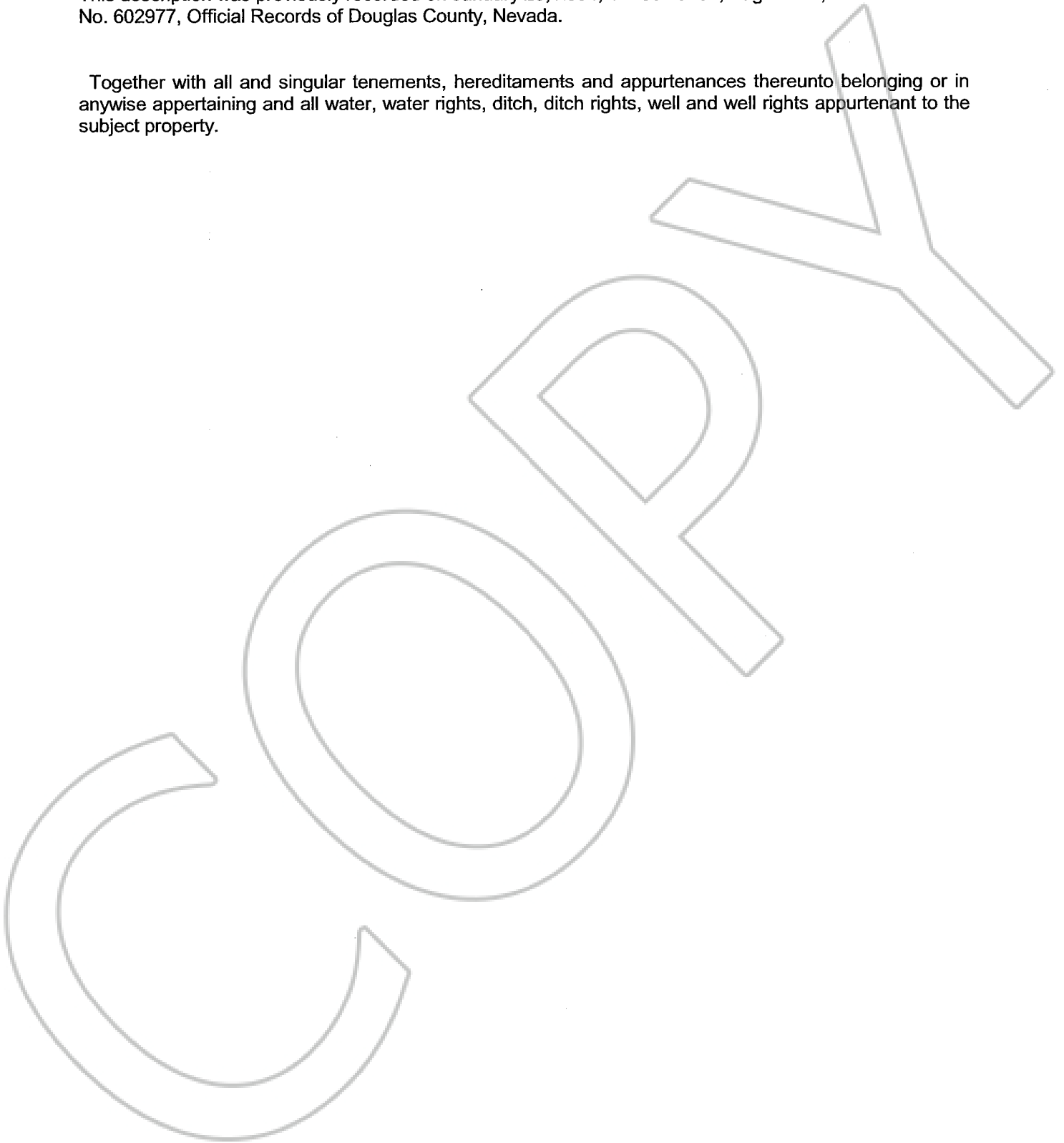
[Signature]
Notary Public



APN: 1219-11-002-025

This description was previously recorded on January 28, 2004, in Book 0104, Page 9045, as Document No. 602977, Official Records of Douglas County, Nevada.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all water, water rights, ditch, ditch rights, well and well rights appurtenant to the subject property.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-11-002-025
 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: \$5,640,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$5,640,000.00
 d. Real Property Transfer Tax Due: \$21,996.00
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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Paul Franklin and Janet Koval, Trustees
 of The Franklin-Koval Living Trust, dated
 Print Name: February 5, 2008
 Address: 832 Coffey Dr.
 City: Carson City
 State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: GT Pipkin Family Trust
 Address: Po Box 6337
 City: Stateline
 State: NV Zip: 89449

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040608-LS
 Address: 500 Damonte Ranch Pkwy, Ste 820
 City: Reno State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED