

A.P.N.: 1320-33-717-001

R.P.T.T.: 2,082.60

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
Nils Eric Kjell and Ann Marie Rea
21145 Montgomery Avenue
Hayward, CA 94541**

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Craig W. Cusick and Gloria Cusick, Trustees of CUSICK FAMILY LIVING TRUST dated July 16, 1999

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

Convey to Nils Eric Kjell, an unmarried man, and Ann Marie Rea, an unmarried woman 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:
1342 Westminster Place
Gardnerville, NV 89410

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.

CUSICK FAMILY LIVING TRUST 1999

By: *Craig W. Cusick*
Craig W. Cusick, Trustee

By: *Gloria Cusick*
Gloria Cusick, Trustee

STATE OF NEVADA
COUNTY OF ~~Washoe~~ ⁵⁵ Douglas

This instrument was acknowledged before me on this 11th day of June, 2024,

by Craig W. Cusick and Gloria Cusick

S. Johnson
Signature of notarial officer

My Commission Expires: Sept 29, 2024

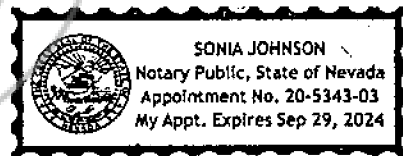
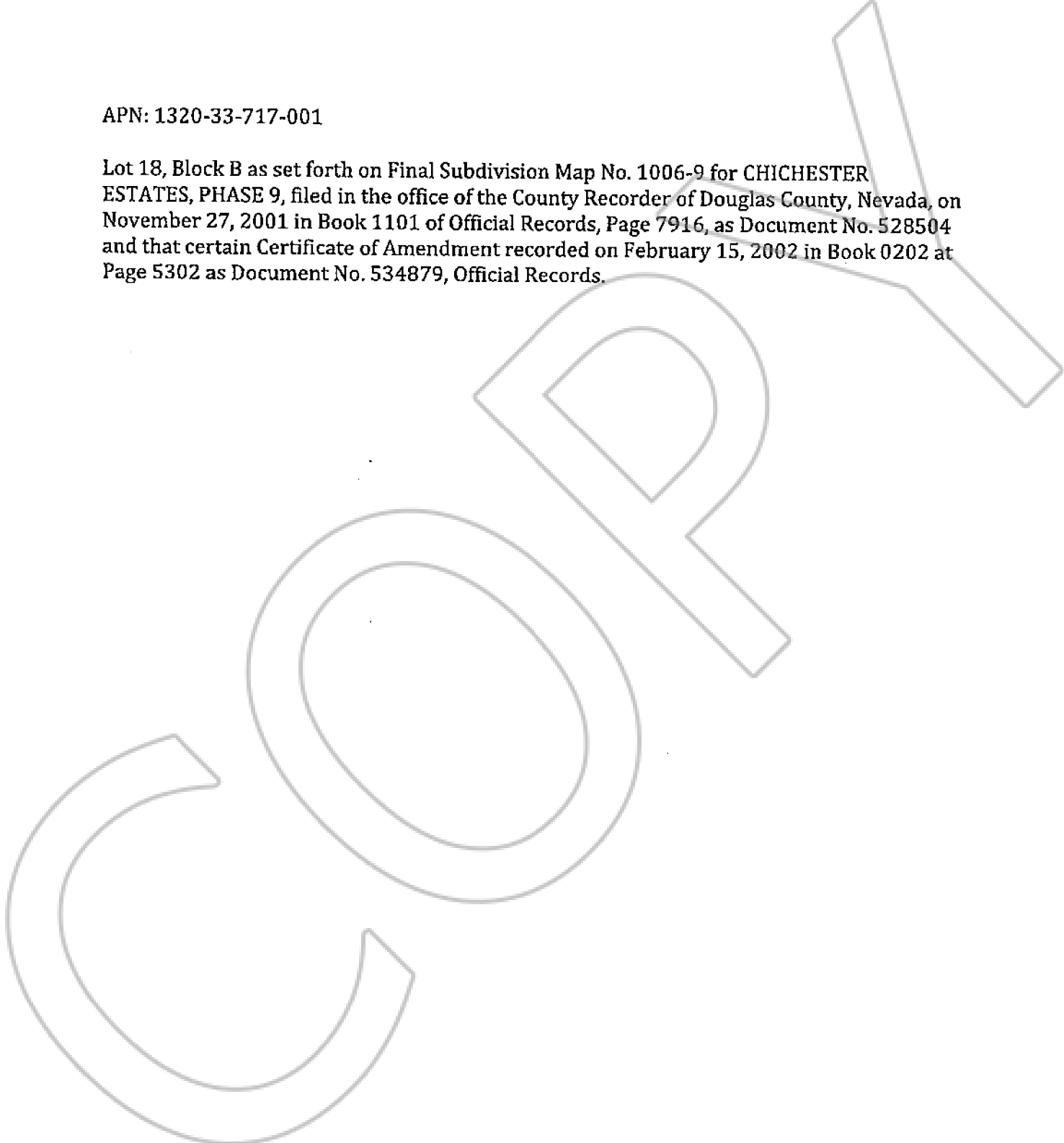


EXHIBIT A

APN: 1320-33-717-001

Lot 18, Block B as set forth on Final Subdivision Map No. 1006-9 for CHICHESTER ESTATES, PHASE 9, filed in the office of the County Recorder of Douglas County, Nevada, on November 27, 2001 in Book 1101 of Official Records, Page 7916, as Document No. 528504 and that certain Certificate of Amendment recorded on February 15, 2002 in Book 0202 at Page 5302 as Document No. 534879, Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-717-001
 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: \$534,000.00
 b. Deed In Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$534,000.00
 d. Real Property Transfer Tax Due: \$2,082.60
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)

Craig W. Cusick and Gloria Cusick, Trustees of CUSICK FAMILY LIVING			
Print Name:	<u>TRUST 1999</u>	Print Name:	<u>Nills Eric Kjell and Ann Marie Rae</u>
Address:	<u>2291 Shootin Iron Court</u>	Address:	<u>21145 Montgomery Avenue</u>
City:	<u>Gardnerville</u>	City:	<u>Hayward</u>
State:	<u>NV</u> Zip: <u>89410</u>	State:	<u>CA</u> Zip: <u>94541</u>

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 24-5553-DP
 Address: 1755 East Plumb Lane, 260
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED