

DOUGLAS COUNTY, NV **2024-1009536**
RPTT:\$5001.75 Rec:\$40.00
\$5,041.75 Pgs=5 **06/28/2024 09:22 AM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1221-09-001-006

Order No.: TTR2401221-RT

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

Michael Golden, Trustee, or his successor,
under the 1100 Family Trust dated June 25,
2024 and any amendments thereto
P.O BOX 2476
Gardnerville, NV 89410

SIGNED IN COUNTERPART

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$5,001.75

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

Leonard D. Winstead and Marianne L. Nave, Trustees of the Leonard D. Winstead and Marianne L. Nave Amended and Restated Inter Vivos Trust dated 9/6/2005 who acquired title as Leonard D. Winstead and Marianne L. Nave, Trustee of the Leonard D. Winstead and Marianne L. Nave Amended and Restated Inter Vivos Trust dated 9/6/2005,

do(es) hereby GRANT, BARGAIN AND SELL to

Michael Golden, Trustee, or his successor, under the 1100 Family Trust dated June 25, 2024 and any amendments thereto

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: 6-20-2024

The Leonard D. Winstead and Marianne L. Nave Amended and Restated Inter Vivos
Trust

BY: Leonard D. Winstead

Leonard D. Winstead

BY: ~~_____~~ ^{cm}

~~Marianne L. Nave~~

State of NEVADA

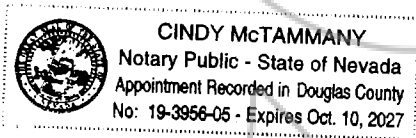
County of ~~DOUGLAS~~ Carson City
^{cm}

This instrument was acknowledged before me on this 20th day of June,
2024, by

Leonard D. Winstead

Cindy McTammany
Notary Public

[SEAL]



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

Dated: 6/21/24

The Leonard D. Winstead and Marianne L. Nave Amended and Restated Inter Vivos Trust

BY: **SIGNED IN COUNTERPART**

Leonard D. Winstead

BY: Marianne Nave

Marianne L. Nave

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this _____ day of _____, by _____,

5/22 ATTACHED

Notary Public

[SEAL]

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Marin

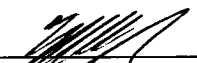
On June 21, 2024 before me, Michael Judson, Notary Public
(Here insert name and title of the officer)

personally appeared Marianne Nave

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.

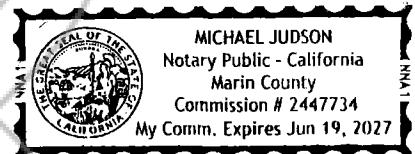
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



 Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, - is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1221-09-001-006

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

A parcel of land located within a portion of Section 9, Township 12 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southeast corner of Section 9, Township 12 North, Range 21 East, Mount Diablo Meridian; thence per said Document No. 384564 North 87°56'15" West, 1,299.42 feet; thence North 00°03'16" East, 1,347.93 feet; thence North 00°03'15" East, 1,129.59 feet to the POINT OF BEGINNING; thence continuing North 00°03'15" East, 218.36 feet; thence North 00°32'21" West, 1,336.48 feet; thence along the Westerly line of Out-R-Way Access Easement per said Document No. 384564 South 10°27'38" East, 1,581.06 feet; thence West, 274.69 feet to the POINT OF BEGINNING.

Document No. 2012-803202 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)
a. 1221-09-001-006
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 \$ 1,282,500.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 1,282,500.00
d. Real Property Transfer Tax Due \$ 5,001.75

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 [Signature] Capacity: Grantor Agent
Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Leonard D. Winstead and Marianne L. Nave Amended and Restated Inter Vivos Trust
Address: 770 Silver Oak Dr, #304
City: Carson City
State: NV Zip: 89706

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Golden, Trustee, or his successor, under the 1100 Family Trust dated June 25, 2024 and any amendments thereto
Address: P.O BOX 2476
City: Gardnerville
State: NV Zip: 89410

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 # TTR2401221
State: NV Zip: 89410