

Assessor's Parcel No. 1418-27-810-039


**Recording Requested by
Maupin, Cox & LeGoy**

After recording, mail deed to:
G. Barton Mowry, Esq.
Maupin, Cox & LeGoy
4785 Caughlin Parkway
Reno, NV 89519

Mail tax statements to:

J. Brett Tibbitts and Dana-Marie Tibbitts, Co-Trustees
The JBT/DMT Community Property Trust
P.O. Box 10600
Zephyr Cove, Nevada 89448

The undersigned hereby affirms that this document submitted for recording does not contain personal information pursuant to NRS 239B.030.


Signature of Declarant or Agent

GRANT, BARGAIN, AND SALE DEED

Without consideration, J. Brett Tibbitts and Dana-Marie Tibbitts, husband and wife, hereby grant, bargain and sell to John Brett Tibbitts, also known as J. Brett Tibbitts, and Dana-Marie Tibbitts, as Co-Trustees under The JBT/DMT Community Property Trust Agreement executed earlier this day, all of their right, title, and interest in the real property located at 311 Gull Court, Glenbrook, Douglas County, Nevada, and more particularly described as follows:

Lot 196, as shown on the map entitled Cave Rock Estates Unit No. 1, filed for record January 3, 1962, in the Office of the County Recorder, Douglas County, Nevada, as document no. 19323.

This conveyance is subject to the following liens and encumbrances:

1. All general and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

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

Dated this 11th day of June, 2024.

John Brett Tibbitts

John Brett Tibbitts

Dana-Marie Tibbitts

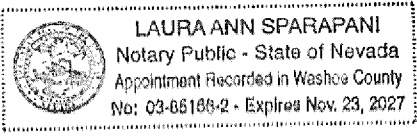
Dana-Marie Tibbitts

STATE OF NEVADA)
)
COUNTY OF WASHOE)

This Grant, Bargain and Sale Deed was acknowledged before me on June 11, 2024, by John Brett Tibbitts and Dana-Marie Tibbitts

Laura Ann Sparapani

Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1418-27-810-039 _____
- 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: 7/16/24 Verified Trust~A.B.

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption:
A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

5. Partial Interest: Percentage being transferred: 100 %

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 J. Brett Tibbitts Capacity Grantor
 Signature Dana-Marie Tibbitts Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: J. Brett Tibbitts
 Address: P.O. Box 10600
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Dana-Marie Tibbitts
 Address: P.O. Box 10600
 City: Zephyr Cove
 State: NV Zip: 89448
as co-trustee of THE JBT TRUST community property trust dated 6/1/24

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Maupin Cox & LeGoy, a Professional Corporation Escrow # _____
 Address: 4785 Caughlin Parkway
 City: Reno State: NV Zip: 89519