

APN: 1221-13-000-001

Escrow No.: TTR2401756-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Dorea Dawn Shoemaker and Rodney Scott Shoemaker
3048 Robison Road
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

R.P.T.T \$0

THIS INDENTURE WITNESSETH: That

Dorea Dawn Shoemaker and Rodney Scott Shoemaker, Trustees of the Rodney and Dorea Shoemaker Trust dated October 15, 2015

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

Dorea Dawn Shoemaker and Rodney Scott Shoemaker wife and husband as joint tenants

all that 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. Taxes for the fiscal year;
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)
set forth below.

Dated: 7-18-24

The Rodney and Dorea Shoemaker Trust

Dora Shoemaker
Dorea Dawn Shoemaker

Rodney Shoemaker
Rodney Scott Shoemaker

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 18 day of July,
2024, by

Dorea Dawn Shoemaker & Rodney Scott Shoemaker

Shawna Kennedy
Notary Public

[SEAL]



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1221-13-000-001

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

PARCEL 1:

A parcel of land located within the southwest one-quarter of the southwest one-quarter (SW1/4SW1/4) of Section 13, Township 12 North, Range 21 East, Mount Diablo Meridian, more particularly described as follows

COMMENCING at the southwest corner of said Section 13 as shown on the Parcel Map for Norman C & Jeanette Robinson, filed for record December 22, 1978 in the office of Recorder, Douglas County, Nevada as Document No 28432, thence North 00°05'05" East, 342 12 feet to the POINT OF BEGINNING, thence continuing North 00°05'05" East, 995 70 feet, thence North 89°22'41" East, 1333 28 feet, thence South 00°21'20" West, 620 31 feet, thence South 89°37'29" West, 684 00 feet, thence South 59°12'47" West, 752 94 feet to the POINT OF BEGINNING,

PARCEL 2:

A non-exclusive easement for ingress and egress 30 feet in width over and across an existing unimproved roadway, situated in the southeast 1/4 of Section 14, Township 12 North, Range 21 East, M.D.B.&M., said roadway beginning at a point on Pinenut Road near the southeast corner of said southeast 1/4 of Section 14; thence running northeasterly to the above described Parcel No. 1.

Said easement described by deed executed by Stoddard Jacobsen, etux, in Document No. 68137, recorded August 14, 1973, in Book 873, Page 435, and re-recorded September 27, 1973, in Book 973, Page 795 as Document No. 69055.

Said easement also set out on that certain Parcel Map No. 12 for Stoddard & Jewel

Note: Document No. 2019-927796 is provided pursuant to the requirements of Section 6.NRS 111.312.

Said land is also shown as Parcel 1 on the Record of Survey for Sierra Spirit Ranch, LLC and The Rodney and Dorea Shoemaker Trust dated October 15, 2015, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 12, 2019, as File No. 2019-927797, Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1221-13-000-001
 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: Verified Trust - js

3. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer without consideration from a trust

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: Capacity: Grantor Agent
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Dorea Dawn Shoemaker and Rodney Scott Shoemaker, Trustees
 Address: 3048 Robison Road
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Dorea Dawn Shoemaker and Rodney Scott Shoemaker
 Address: 3048 Robison Road
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2401756
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410