

APN: 1420-28-811-011

RETURN RECORDED DEED TO:

KYLE A. WINTER, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702

GRANTEE/MAIL TAX STATEMENTS TO:

Jason and Diana Girouard
6450 Cox Road
Fallon, NV 89406

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on Sept 06, 2024, by and between GEMSTONE OASIS, LLC, a Nevada Limited Liability Company, grantor, and JASON GIROUARD and DIANA GIROUARD, Trustees of the GIROUARD FAMILY TRUST dated September 12, 2003, grantees.

WITNESSETH:

The grantor, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all of its interest in and to that certain parcel of real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 39, of SARATOGA HEIGHTS SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 15, 1961, as File No. 17827.

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(This legal description was previously recorded in the Official Records of Douglas County, State of Nevada, on August 12, 2020, as Document No. 950637).

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

GEMSTONE OASIS, LLC, a Nevada Limited Liability Company



DIANA J. GIROUARD, Managing Member



JASON B. GIROUARD, Managing Member

[Notary Page Follows]

STATE OF COLORADO)
 : ss.
COUNTY OF MONTEZUMA

This record was signed before me on 09-06-, 2024, by DIANA J. GIROUARD and JASON B. GIROUARD.

Notary's Official Signature: Mary Marusz-Mandelski

Title of Office: NOTARY PUBLIC

My Commission Expires: 08-10-2025

(Seal)

MARY MARUSARZ-MANDELSKI
Notary Public
State of Colorado
Notary ID # 20094024459
My Commission Expires 08-10-2025

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

a) 1420-28-811-011

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:

Book: Page:

Date of Recording:

Notes: SG - Trust Cert OK

3. Total Value/Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due:

\$ _____ - \$0-

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 _____ Capacity Agent

Signature _____ Capacity Agent

**SELLER (GRANTOR) INFORMATION
REQUIRED**

**BUYER (GRANTEE) INFORMATION
REQUIRED**

Print Name Gemstone Oasis, LLC

Print Name Girouard Family Trust

Address: 6450 Cox Road

Address: 6450 Cox Road

City: Fallon

City: Fallon

State: NV Zip: 89406

State: NV Zip: 89406

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. by Kyle A. Winter, Esq. Escrow # _____

Address: 402 North Division Street, P.O. Box 646

City: Carson City State NV Zip 89702