

✓ This document prepared by (and after recording return to):
Name: Andrew P. Rosenberger, Trustee
Firm/Company: 5220 Karn Way
Address: Sacramento, CA 95842
Address 2:
City, State, Zip:
Phone:

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1211 PG- 690 RPTT: # 7



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APN: 1319-30-640-001

WARRANTY DEED
(Individual to a Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ANDREW P. ROSENBERGER**, an individual, married X unmarried, hereinafter referred to as "Grantor", does hereby convey and warrant unto, as Trustee of **THE ANDREW P. ROSENBERGER TRUST** of 2011 trust, dated 6-15-2011, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
x Legal Description:

1/3 interest in Unit A as set forth on the Condominium Map of Lot 22 of Tahoe Village Unit 3, recorded August 21, 1978 in Book 878, Page 1798, Document No. 24379, Official Records of Douglas County, State of Nevada.

TOGETHER WITH an undivided 1/4 interest in and to the Common Area of the condominium as set forth on the Condominium Map of Lot 22 of Tahoe Village Unit No. 3, recorded August 21, 1978 in Book 878, Page 1798, Document No. 24379, Official Records of Douglas County, State of Nevada.

APN: 42-050-05

Prior instrument reference: Book 0801, Page 5325, Document No. 521059, of the Recorder of Douglas County, Arizona.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year _____ shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor.

The property herein conveyed x is not a part of the homestead of Grantor, or is part of the homestead of Grantor, and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 8 day of November, 2011.

Andrew P. Rosenberger
Signature of Grantor

Andrew P. Rosenberger
Type/Print Name

State of California
County of Sacramento

The foregoing instrument was acknowledged before me this 8th day of November, 2011, by Jeffrey I. Bedell (person).

Jeffrey I. Bedell
NOTARY PUBLIC

Print Name: Jeffrey I. Bedell

My Commission Expires:

9-20-2014



Grantor(s) Name, Address, phone:
Andrew P. Rosenberger
5220 Karn Way
Sacramento, CA 95842

Grantee(s) Name, Address, phone:
Andrew P. Rosenberger, Trustee
5220 Karn Way
Sacramento, CA 95842

SEND TAX STATEMENTS TO
Patricia D. Reese
14956 Lago Dr.
Rancho Murietta, CA 95842

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