

DOC # 805229  
07/06/2012 03:41PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
WFG Lender Services  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-712 PG-1357 RPTT: EX#003



**PARCEL IDENTIFICATION NUMBER: 122021610221**

Commitment Number: 277314

After Recording Return To:

**DAVID G. BAUER and DONNA M. BAUER, TRUSTEES**  
720 Addler Road, Gardnerville, Nevada 89460

**SEND TAX STATEMENTS/BILLS TO:**

**DAVID G. BAUER and DONNA M. BAUER, TRUSTEES**  
720 Addler Road, Gardnerville, Nevada 89460

Exempt from real estate transfer tax as a deed to recognize true status of ownership. NRS  
375.090(3)

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**GENERAL WARRANTY DEED**

**DAVID G. BAUER and DONNA M. BAUER, TRUSTEES OF THE DAVID G. AND DONNA M. BAUER LIVING TRUST DATED FEBRUARY 1, 1999**, who acquired title as **DAVID G. BAUER and DONNA M. BAUER, TRUSTEE OF THE BAUER LIVING TRUST DATED 2/12/99**, hereinafter grantors, of **Douglas County, Nevada**, for \$10.00 (Ten Dollars and no Cents) in consideration paid and in order to confirm title, grant, with general warranty covenants to **DAVID G. BAUER and DONNA M. BAUER, TRUSTEES OF THE DAVID G. AND DONNA M. BAUER LIVING TRUST DATED FEBRUARY 1, 1999**, hereinafter grantees, whose tax mailing address is **720 Addler Road, Gardnerville, Nevada 89460**, the following real property:

**ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: LOT NO. 371, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, BEING A REVISION OF THE WEST 1/2 OF GARDNERVILLE RANCHOS UNIT NO. 5 AND OTHER LAND, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY OF THE STATE OF NEVADA ON MAY 29, 1973, DOCUMENT NO. 66512. P.I.D#:: 122021610221**

**Property Address is: 720 Addler Road, Gardnerville, Nevada 89460**



The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **780789**

Executed by the undersigned on June 18, 2012:

David G. Bauer  
**DAVID G. BAUER TRUSTEE OF  
THE DAVID G. AND DONNA M.  
BAUER LIVING TRUST DATED  
FEBRUARY 1, 1999**

Donna M. Bauer  
**DONNA M. BAUER, TRUSTEE OF  
THE DAVID G. AND DONNA M.  
BAUER LIVING TRUST DATED  
FEBRUARY 1, 1999**

STATE OF Nevada  
COUNTY OF Douglas



The foregoing instrument was acknowledged before me on June 18, 2012 by **DAVID G. BAUER TRUSTEE** and **DONNA M. BAUER, TRUSTEES OF THE DAVID G. AND DONNA M. BAUER LIVING TRUST DATED FEBRUARY 1, 1999**, who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Charlene McDonald  
Notary Public

Grantees' Names and Address:

<b>DAVID G. BAUER and DONNA M. BAUER, TRUSTEES</b>
<b>720 Addler Road, Gardnerville, Nevada 89460</b>
<b>Send tax statement to grantees</b>

This instrument prepared by:

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