

A.P.N.: 1320-33-211-003

WHEN RECORDED MAIL TO:

Jordan A. Lui, Esq.
Wagner Kirkman Blaine Klomparens & Youmans
10640 Mather Boulevard, Suite 200
Mather, CA 95655

MAIL TAX STATEMENTS TO:

Belan K. Wagner
10640 Mather Blvd., Suite 200
Mather, CA 95655



KAREN ELLISON, RECORDER

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary Transfer Tax is Exemption #7

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BELAN K. WAGNER, a married man as his sole and separate property,

do(es) hereby GRANT(s) BARGAIN, SELL and CONVEY to

BELAN KIRK WAGNER and HEIDI ANN WAGNER, Trustees of the WAGNER FAMILY TRUST Dated December 27, 2000

And to the heirs and assigns of such Grantee forever, all the following real property situated in the County of Douglas, State of Nevada bounded and described as follows:

SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any revisions, remainders, rents, or issues or profits thereof.

Dated: Sept. 29, 2014

By: 
BELAN K. WAGNER

Exhibit A

Lot 132 as shown on the FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIB, recorded in the office of the Douglas County Recorder, State of Nevada on December 17, 2013 in Book 1213 at Page 2826 as Document No. 835604, of Official Records.

COPY

ACKNOWLEDGEMENT

State of California

County of Sacramento

On 9/29/14 before me, Tara Weston, personally appeared Belan Wagner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Belan Wagner* (Seal)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Numbers(s)

a) 1320-33-211-003

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 RECORDER'S OPTIONAL USE ONLY | |
| Book: _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: <i>SD-Trust</i> | |

3. Total Value/Sales Price of Property

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #7
- b. Explain Reason for Exemption: Transfer to Family Trust. *with out consideration.*

5. Partial Interest: Percentage being transferred: 100.000%

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 *[Signature]* Capacity: _____

Signature *[Signature]* Capacity: Trustee

Signature *Heidi Ann Wagner* Capacity: Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Belan Wagner
Address: 10640 Mather Blvd., Suite 200
City: Mather
State: CA Zip: 95655

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Wagner Family Trust
Address: 10640 Mather Blvd., Suite 200
City: Mather
State: CA Zip: 95655

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

Print Name: Jordan A. Lui
Address: 10640 Mather Blvd., Suite 200
City: Mather
State: CA Zip: 95655

Escrow # N/A

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

