

A.P.N.: 1220-12-710-040  
Escrow No.: 1102267-WD

DOUGLAS COUNTY, NV  
RPTT:\$1404.00 Rec:\$14.00  
\$1,418.00 Pgs=1 10/21/2014 02:16 PM  
NORTHERN NEVADA TITLE CC  
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY  
Northern Nevada Title Company  
1483 US Highway 395 N # B  
Gardnerville, NV 89410

MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO

Robert E. Graul and Sheila D. Graul  
2959 Avenida Ciruela  
Carlsbad, CA 92009

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary Transfer tax is \$1,404.00,

GRANT, BARGAIN, SALE DEED

That Michael A. Wagner, Trustee of the Melvin E. Wagner and Nanette K. Wagner 1987 Inter Vivos Trust in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Robert E. Graul and Sheila D. Graul, husband and wife as community property with right of survivorship

all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:  
Lot 19, Block B as set forth on the plat of PINENUT MANOR NO. 1 AND 2, filed for record in the Office of the County Recorder of Douglas County, Nevada, on June 16, 1980 in Book 680, Page 1361, as Document No. 45348 and by Certificate of Amendment rec orded April 18, 1990 in Book 490 at Page 2363 as Document No. 224125 of Official Records.

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

Dated: October 15, 2014

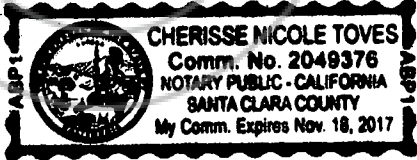
The Melvin E. Wagner and Nanette K. Wagner 1987 Inter Vivos Trust

BY: [Signature]  
Michael A. Wagner, Trustee

STATE OF CALIFORNIA )  
COUNTY OF SANTA CLARA )

On October 15, 2014 personally appeared before me, a Notary Public, Michael A. Wagner who acknowledged that he executed the above instrument.

Signature [Signature]  
(Notary Public)



State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

a) 1220-12-710-040

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Cmm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sale Price of Property:

\$360,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$ \_\_\_\_\_

Transfer Tax Value

\$360,000.00

Real Property Transfer Tax Due:

\$1,404.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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 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 *Michael A. Wagner* Capacity GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

Print Name: Michael A. Wagner, Trustee of the Melvin E. Wagner and Nanette K. Wagner 1987 Inter Vivos Trust

Address: 5183 Vera Ln  
 City: San Jose  
 State: California Zip: 95111

BUYER (GRANTEE) INFORMATION

Print Name: Robert E. Graul and Sheila D. Graul

Address: 2959 Avenida Ciruela  
 City: Carlsbad  
 State: California Zip: 92009

COMPANY/PERSON REQUESTING RECORDING

Co. Name: Northern Nevada Title Company  
 Address: 1483 US Highway 395 N # B  
 City: Gardnerville State: Nevada

Esc. No.: 1102267-WD  
 Zip: 89410