

RECORDING REQUESTED BY :
CAPITAL TITLE COMPANY OF NEVADA
212 ELKS POINT ROAD, SUITE 440
ZEPHYR COVE, NV 89448
APN: 1318-23-212-060
ESCROW NO: 10012018-004-C

WHEN RECORDED MAIL TO & MAIL TAX STATEMENT TO:
ALBERT E. BUSCHMAN JR. & M. KATHLEEN BUSCHMAN
3017 N. OCEANSHORE BOULEVARD
FLAGLER BEACH, FL 32136

\$ RPTT 1,989.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Ronald S. Wardell, Trustee of The Wardell Family Trust, dated April 25, 1980

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Albert E. Buschman Jr. and M. Kathleen Buschman **AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

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

See Exhibit A attached hereto and made a part hereof.

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

Witness his/hers/theirs hand(s) this 20th day of NOVEMBER, 2014.

The Wardell Family Trust, dated April 25, 1980

Ronald S. Wardell
Ronald S. Wardell, Trustee

(Attach Notary Acknowledgement)

See attached
Notary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of San Diego }

On November 20, 2014 before me, Michelle Elizabeth Akins, Notary Public

Date

Name and Title of the Officer

personally appeared

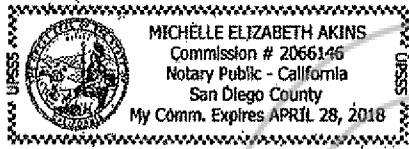
Ronald S. Wardell

Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature: Michelle Elizabeth Akins
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain Sale Deed Document Date: 11/20/14

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

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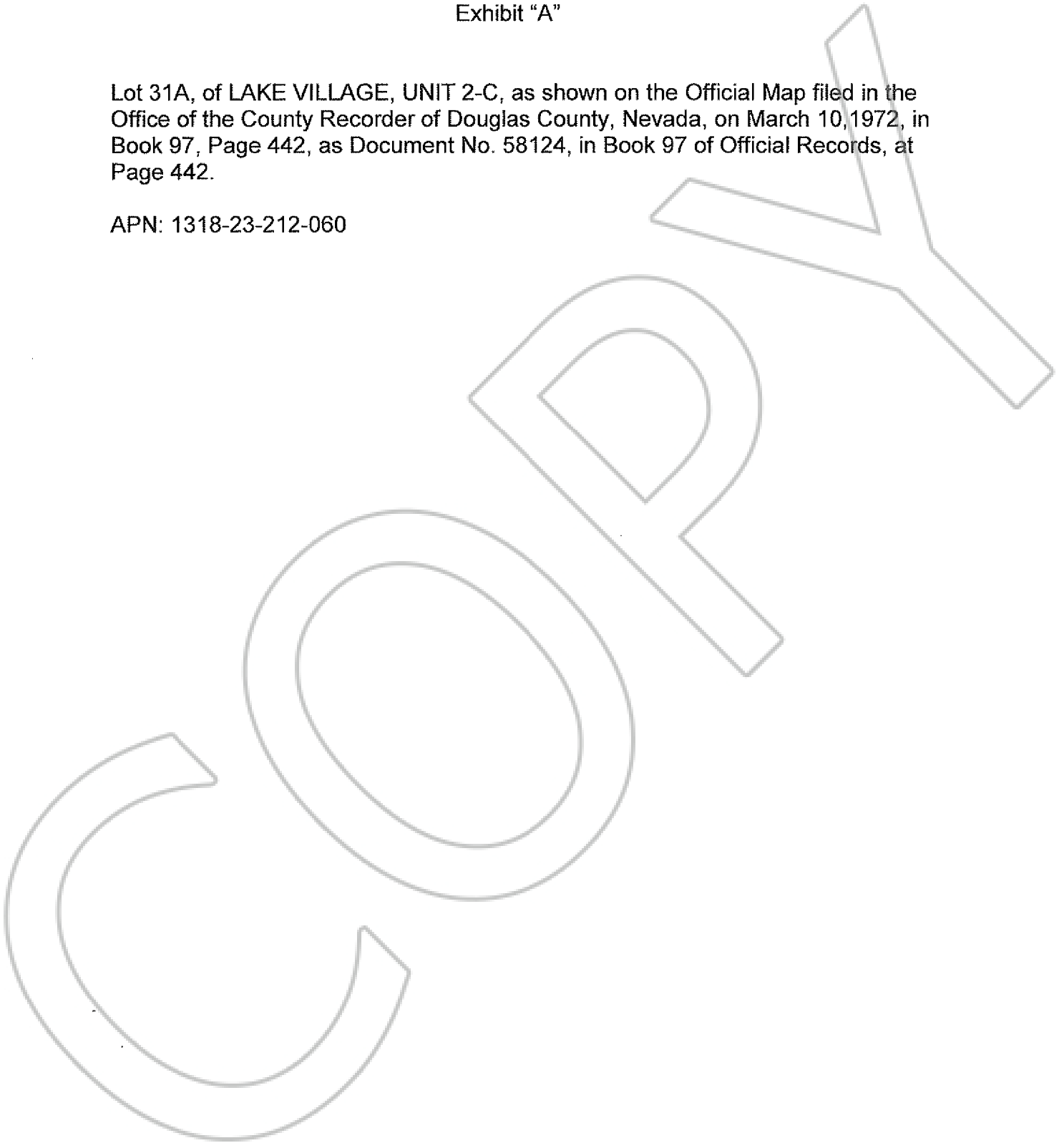
Signer Is Representing: _____

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Exhibit "A"

Lot 31A, of LAKE VILLAGE, UNIT 2-C, as shown on the Official Map filed in the Office of the County Recorder of Douglas County, Nevada, on March 10, 1972, in Book 97, Page 442, as Document No. 58124, in Book 97 of Official Records, at Page 442.

APN: 1318-23-212-060



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-212-060
- b) _____
- c) _____
- d) _____

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: _____	

3. Total Value/Sales Price of Property:

\$510,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value \$510,000.00
 Real Property Transfer Tax Due: \$1,989.00

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: _____ %

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 Ronald S. Wardell Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Ronald S. Wardell, Trustee of The Wardell Family Trust, dated April 25, 1980
 Address: 999 N. Pacific Street, Unit #G36
 City: Oceanside
 State: CA Zip: 92054

Print Name: Albert E. Buschman Jr.
 Address: 3017 N. Oceanshore Boulevard
 City: Flagler Beach
 State: FL Zip: 32136

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

Print Name: Capital Title Company of Nevada Escrow #: 10012018-
 Address: 212 Elks Point Rd., Suite 440
Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Signature Albert E. Buschman Jr. Capacity Grantor

Signature M. Kathleen Buschman Capacity Grantee

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