

DOUGLAS COUNTY, NV
RPTT:\$3510.00 Rec:\$15.00
\$3,525.00 Pgs=2
2015-855298
01/06/2015 12:16 PM
FIRST CENTENNIAL - RENO
KAREN ELLISON, RECORDER

APN: 1318-23-813-010

Escrow No. 00207976DR - 016 - 17
RPTT \$3,510.00
When Recorded Return to:
Kelly McGary
220 C San Benancio Road
Salinas, CA 93908
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged, William Major Knerr and Charna Knerr, Trustees of the William Major and Charna Knerr Revocable Trust dated January 7, 2000 who acquired title as William Major Knerr and Charna Knerr trustees of the William Major Knerr Revocable Trust dated January 7, 2000 do(es) hereby Grant, Bargain, Sell and Convey to Kelly McGary and Providence McGary, Trustees of the McGary Family Trust dated April 27, 2001

all that real property situate 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 my/our hand(s) this 31 day of DECEMBER, 2014

The William Major and Charna Knerr
Revocable Trust
dated January 7, 2000

William Major Knerr
William Major Knerr, Trustee

Charna Knerr
Charna Knerr, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 12-31-14,
by William Major Knerr and Charna Knerr

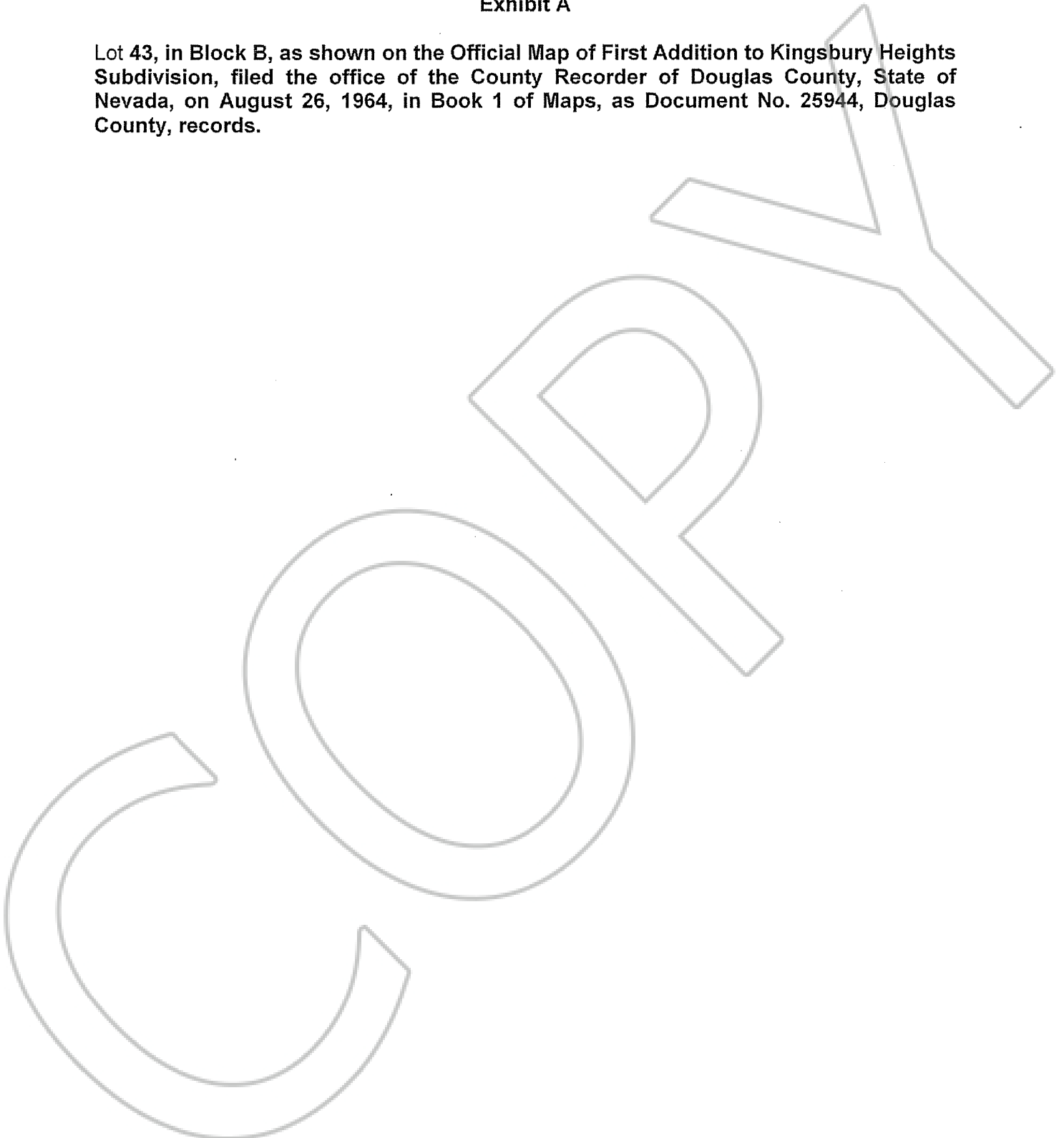
Dena Reed
NOTARY PUBLIC

DENA REED
Notary Public State of Nevada
No. 03-80676-5
My Appt. Exp. March 14, 2015

SPACE BELOW FOR RECORDER

Exhibit A

Lot 43, in Block B, as shown on the Official Map of First Addition to Kingsbury Heights Subdivision, filed the office of the County Recorder of Douglas County, State of Nevada, on August 26, 1964, in Book 1 of Maps, as Document No. 25944, Douglas County, records.



SPACE BELOW FOR RECORDER

1. APN: 1318-23-813-010

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
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$900,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$900,000.00
 Real Property Transfer Tax Due: \$ \$3,510.00

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 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 <u>William Major Knerr</u>	Capacity _____ grantor _____
William Major Knerr, Trustee	
Signature _____	Capacity _____ grantee _____
Kelly McGary, Trustee	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>William Major Knerr, Revocable Tr.</u>	Print Name: <u>Kelly McGary</u>
Address: <u>2875 Idlewood #16</u>	Address: <u>220 C San Benancio Road</u>
City/State/Zip: <u>RENO, NV 89509</u>	City/State/Zip: <u>Salinas, CA 93908</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00207976-016DR</u>
Address: <u>704 West Nye Lane, Suite 101 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)