

A.P.N.: 1418-11-412-025  
File No: 141-2483159 (NMP)  
R.P.T.T.: \$4,290.00

When Recorded Mail To: Mail Tax Statements To:  
Aaron Michael Zeff and Sarah Owens Zeff  
2430 Pavilions Place Lane #309  
Sacramento, CA 95825

***GRANT, BARGAIN and SALE DEED***

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

Laurel Gusman, Successor Trustee of the Ruth M. Noack McKinley Qualified Personal Residence Trust No. 1 under agreement dated April 24 05

do(es) hereby *GRANT, BARGAIN and SELL* to

Aaron Michael Zeff and Sarah Owens Zeff, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

**LOT 103, BLOCK E, AS SHOWN ON THE SECOND AMENDED PLAT OF GLENBROOK UNIT NO. 2, (2-C), FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JANUARY 30, 1980, IN BOOK 180, AT PAGE 1512, AS DOCUMENT NO. 41035, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO USE FOR GARAGE PURPOSES THAT PARCEL DESIGNED BY "GARAGE EASEMENT" THAT IS APPURTENANT TO LOT 103 IN BLOCK 2 AS SHOWN ON THE PLAT REFERENCED IN PARCEL 1 LEGAL DESCRIPTION HEREIN-ABOVE.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04/01/2015

COPY

The Ruth M. Noack McKinley Qualified  
Personal Residence Trust No. 1 Under  
Agreement

*Laurel Gusman, Trustee*  
Laurel Gusman, Successor Trustee

STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**The Ruth M. Noack McKinley Qualified Personal Residence.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

*see attached*

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 01, 2015** under Escrow No. **141-2483159**.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Bernardino )

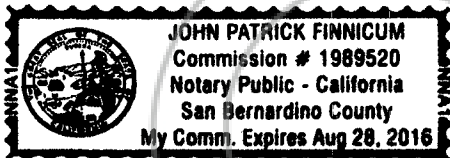
On 05/01/2015 before me, John Patrick Finnicum, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Laurel Gusman  
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.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**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, and Sold Deed Document Date: 05/01  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Laurel Gusman  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-11-412-025
- 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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1,100,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$1,100,000.00
- d) Real Property Transfer Tax Due \$4,290.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]  
Signature: [Signature]

Capacity: Grantee  
Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

The Ruth M. Noack McKinley  
Print Name: Qualified Personal Residence

Aaron Michael Zeff and  
Print Name: Sarah Owens Zeff

Address: 5573 Custler Place

2430 Pavillions Place Lane  
Address: Unit 309

City: ALTA Loma

City: Sacramento

State: CA Zip: 91737

State: CA Zip: 95825

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

First American Title Insurance

Print Name: Company

File Number: 141-2483159 NMP/NMP

Address P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)