



A.P.N.: 1220-16-310-054  
File No:  
R.P.T.T.: \$ 0.0 (#7)

When Recorded Mail To: and Mail Tax Statements To:  
Matthew Kruse and Allison Ramsey, Trustees  
968 Springfield Drive  
Gardnerville, Nevada 89460

**GRANT, BARGAIN and SALE DEED**

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

Allison S. Ramsey a married woman as her sole and separate property,

Does hereby GRANT, BARGAIN and SELL to

Matthew J. Kruse and Allison S. Ramsey, Trustees of the Family Trust of  
Matthew J. Kruse and Allison S. Ramsey dated February 23, 2015

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

**LOT 70, IN BUILDING I, AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSE-1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 14, 1979 AS DOCUMENT NO. 38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, AS DOCUMENT NO. 46136.**

Subject to

1. All general and special taxes for the current fiscal year
2. Covenants, Conditions, Restrictions, Reservations, 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: 11/02/2015

Allison S. Ramsey  
Allison S. Ramsey

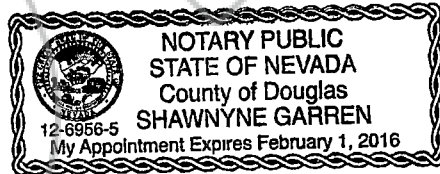
State of Nevada )

:SS.

County of Douglas )

This instrument was acknowledged before me on November 2, 2015 by Allison S. Ramsey.

Shawnyne Garren  
Notary Public



(My commission expires: 2/1/16)

This Notary Acknowledgement is attached to that certain Grant, Bargain and Sale Deed dated on November 02, 2015.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1270-16-310-054  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES <u>W-Trust OK</u>	

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 without consideration

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] Capacity Trustee

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Allison Ramsey  
 Address: 918 Springfield Drive  
 City: Gardnerville  
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Allison Ramsey, Trustee  
 Address: \_\_\_\_\_  
 City: Same  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_