



KAREN ELLISON, RECORDER

E07

16-  
A.P.N. 1318-15-110-020

RPTT: 0

After recordation return Deed to:  
G. Barton Mowry, Esq.  
Maupin, Cox & LeGoy  
4785 Caughlin Parkway  
Reno, NV 89519

Mail future property tax statements  
to the following address:  
Mr. and Mrs. George Jeffrey Fox, Co Trustees  
The Fox Trust  
318 Winged Foot  
Granite Bay, CA 95746

**GRANT, BARGAIN, AND SALE DEED**

Without consideration, George J. Fox and Jeannie L. Fox, husband and wife, ("Grantors") hereby grant, bargain, and sell to G. Jeffrey Fox and Jeannie L. Fox, Trustees of the Fox Trust, dated October 2, 2015, ("Grantee") all of the right, title, and interest of the Grantors in the parcel of real property located in the County of Douglas, State of Nevada, described as follows:

**Parcel 1**

Unit 20 as shown on the Official Plat of PINEWILD, A CONDOMINIUM, filed for record in the Office of the County Recorder, Douglas County, Nevada on October 23, 1973, as Document No. 67150

**Parcel 2**

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1 above.

**Parcel 3**

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. above, defined in the Amended Declaration of Covenants, Conditions

and Restrictions of PINEWILD, a CONDOMINIUM Project, recorded March 11, 1974 in Book 374 of Official Records at Page 193, as limited Common Area and thereby allocated to the unit described in Parcel No. 1 above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

Parcel 4

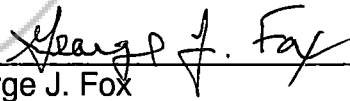
Non-exclusive easements appurtenant to Parcel No. 1 above for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly described in the description of Parcel No. 3, above.

This conveyance is subject to the following liens and encumbrances:

1. The lien of all real property taxes and assessments not delinquent.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record.
3. Monetary liens and encumbrances of record, if any.

This conveyance includes any and all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Dated this 18 day of NOVEMBER, 2015.

  
\_\_\_\_\_  
George J. Fox

  
\_\_\_\_\_  
Jeannie L. Fox

**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 Sacramento )

On 11.18.2015 before me, Susan Meyer, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared George J. Fox and Jeannie  
Name(s) of Signer(s)

L. Fox

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 Susan J. Meyer  
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: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ 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: \_\_\_\_\_  
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) 1318-15-110-020  
 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>Verified Trust - J</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: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 George J. Fox Capacity Grantor/Grantee

Signature Jeannie L. Fox Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: George J. Fox & Jeannie L. Fox  
 Address: 318 Winged Foot  
 City: Granite Bay  
 State: CA Zip: 95746

Print Name: G. Jeffrey Fox & Jeannie L. Fox, Trustees  
 Address: 318 Winged Foot  
 City: Granite Bay  
 State: CA Zip: 95746

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: G. Barton Mowry, Esq. Escrow # n/a  
 Address: Maupin, Cox & LeGoy, 4785 Caughlin Parkway  
 City: Reno State: NV Zip: 89519

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