

A.P.N.: 1320-33-714-019
File No: 143-2496181 (NMP)
R.P.T.T.: \$1,248.00

When Recorded Mail To: Mail Tax Statements To:
Elliott Beau Kruger and Sandra Kay Kruger
1340 Petar Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Theodore Winston Duzan and Janet Susan Duzan, as trustees of the Living Trust of Theodore Winston and Janet Susan Duzan

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

Elliott Beau Kruger and Sandra Kay Kruger, 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:

LOT 19, BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-6 FOR CHICHESTER ESTATES, PHASE 6, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AND RECORDED FEBRUARY 16, 2000 IN BOOK 0200, PAGE 2552, AS DOCUMENT NO. 486411.

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: 11/30/2015

The Living Trust of Theodore Winston and Janet Susan Duzan

Theodore Winston Duzan

Theodore Winston Duzan, Trustee

Janet Susan Duzan

Janet Susan Duzan, Trustee

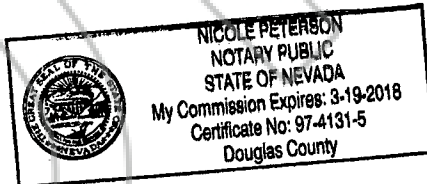
STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on January 20 2016 by
Theodore Winston Duzan and Janet Susan Duzan

Nicole Peterson

Notary Public

(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 30, 2015** under Escrow No. **143-2496181**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1 Assessor Parcel Number(s)

- a) 1320-33-714-019
- 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: \$320,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$320,000.00
- d) Real Property Transfer Tax Due \$1,248.00

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] Capacity: Grantor
 Signature: [Signature] Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

The Living Trust of Theodore
 Print Name: Winston and Janet Susan Duzan
 Address: 1357 Gages Ave
 City: Condiville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Elliott Beau Kruger and
 Print Name: Sandra Kay Kruger
 Address: 1340 Peter
 City: Condiville
 State: NV Zip: 89410

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

First American Title Insurance
 Print Name: Company File Number: 143-2496181 NMP/NMP
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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