



KAREN ELLISON, RECORDER

E07

WHEN RECORDED RETURN TO:

This Document Was Prepared by:
DAVID A. NEARON
1212 Rossmoor Parkway
Walnut Creek, CA 94595

MAIL TAX STATEMENTS TO:

Timothy A. Morgan
Sheryl A. Wold
1398 Windmill Road
Gardnerville, NV 89410

APN: 1221-05-001-024

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That TIMOTHY A. MORGAN AND SHERYL A. WOLD, HUSBAND AND WIFE AS JOINT TENANTS,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey to TIMOTHY A. MORGAN AND SHERYL A. WOLD, TRUSTEES, THE MORGAN-WOLD FAMILY TRUST, DATED: APRIL 5, 2016,

all that real property situated in City of Garnerville, County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Commonly known as 1398 Windmill Road, Gardnerville, NV 89410

Date: April 5, 2016

TIMOTHY A. MORGAN

SHERYL A. WOLD

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

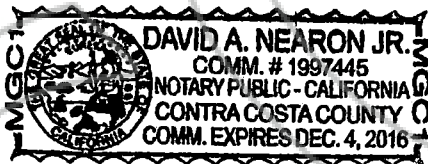
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF CONTRA COSTA)

On April 5, 2016, before me, DAVID A. NEARON JR., a Notary Public, personally appeared TIMOTHY A. MORGAN AND SHERYL A. WOLD, 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]

Notary Public

EXHIBIT "A"

The land referred to in this report is situate in Douglas County, State of Nevada, and is described as follows:

All that real property situate in the North ½ of the Northeast 1/4 of Section 5, Township 12 North, Range 21 East, M.D.B. & M., County of Douglas, State of Nevada, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 5;

thence South 00°41'48" West along the East line of said Section a distance of 1,290.96 feet to the North 1/16 corner common to Sections 4 and 5;

thence South 89°27'30" West along the North 1/16 line of said Section 5, a distance of 1,058.00 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 370.00 feet, a central angle of 33°51'50" and a radial bearing of South 89°27'30" West;

thence Northeasterly along said curve an arc distance of 218.68 feet to the beginning of a reverse curve having a radius of 300.00 feet, and a central angle of 74°47'27";

thence Northwesterly along said reverse curve an arc distance of 391.60 feet;

thence leaving said reverse curve North 89°27'30" East, a distance of 270.00 feet;

thence North 00°41'48" East, a distance of 716.55 feet to a point on the North line of said Section

Thence North 89°08' East along said North line of said Section a distance of 760.10 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 29, 2001, as Document No. 517470, in Book 0601, Page 8409 of Official Records.

APN: 1221-05-001-024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1221-05-001-024
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: SD-Trust Verified

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: TRANSFERRING FROM TIMOTHY A. MORGAN & SHERYL A. WOLD TO TIMOTHY A. MORGAN & SHERYL A. WOLD, TTEE, MORGAN-WOLD FAM TR

5. Partial Interest: Percentage being transferred: 100 %
 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 Timothy A. Morgan Capacity: Trustee Grantor/Grantor
 Signature Sheryl A. Wold Capacity: Trustee Grantor/Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: TIMOTHY A MORGAN & SHERYL A M
 Address: 1398 WINDMILL ROAD
 City: GARDNERVILLE
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: TIMOTHY A MORGAN & SHERYL A M
 Address: 1398 WINDMILL ROAD
 City: GARDNERVILLE
 State: NV Zip: 89410

*Wold Trustee
 The Morgan -
 Wold Family Trust
 dtd 4/15/2016*

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: DAVID A. NEARON, ATT AT LAW Escrow # _____
 Address: 1212 ROSSMOOR PARKWAY
 City: WALNUT CREEK State: CA Zip: 94595