

DOUGLAS COUNTY, NV  
RPTT:\$1111.50 Rec:\$16.00  
\$1,127.50 Pgs=3  
FIRST CENTENNIAL - RENO  
KAREN ELLISON, RECORDER

2016-882162

06/09/2016 03:08 PM

APN: 1319-30-530-006

Escrow No. 00218177 - 016 - 17  
RPTT 1,111.50  
When Recorded Return to:  
**Mauricio Lopez**  
**144 S. 3rd Street, #103**  
**San Jose, CA 95112**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
Charles R. Learned and Iva J. Learned, as Trustees of the Charles R. Learned and Iva J.  
Learned 2008 Trust, established December 10, 2008

do(es) hereby Grant, Bargain, Sell and Convey to  
Mauricio Lopez, A single man

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.

Witness my/our hand(s) this 11 day of May, 2016

*Charles R. Learned*

Charles R. Learned, Trustee

*Iva J. Learned*

Iva J. Learned, Trustee

STATE OF  
COUNTY OF

This instrument was acknowledged before me on See attached, 2016,  
by Charles R. Learned and Iva J. Learned \_\_\_\_\_

NOTARY PUBLIC

SPACE BELOW FOR RECORDER

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

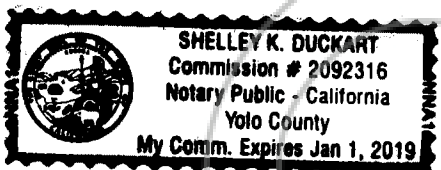
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Yolo )  
On 5-11-16 before me SHELLEY K. DUCKART, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
personally appeared CHARLES R. LEARNED & IVA J. LEARNED  
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 <sup>SHE DEED</sup> Document Date: 5-11-16  
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

**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: \_\_\_\_\_

Exhibit A

**Parcel No. 1:**

Unit 6, of Sugarpine 29, (being a Condominium Map of Lot 29, Tahoe Village Unit No. 1), filed for record on November 21, 1974, in Book 1174, Page 641, as Document No. 76613, of Official Records of Douglas County, State of Nevada.

**Parcel No. 2:**

Together with an undivided 1/6<sup>th</sup> interest in and to those portions designated as Common Areas, as set forth on the Map of Sugarpine 29, being a Condominium Map of Lot 29, Tahoe Village Unit No. 1, filed for record on November 21, 1974, as Document No. 76613, Official Record of Douglas County, State of Nevada.

SPACE BELOW FOR RECORDER

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1. APN: 1319-30-530-006

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA  
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$285,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$285,000.00  
 Real Property Transfer Tax Due: \$ 1,111.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 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 <i>[Signature]</i>	Capacity grantor
Signature <i>[Signature]</i>	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Charles R. Learned, et al. ttee's*	Print Name: Mauricio Lopez
Address: 1132 Alice Street	Address: 144 S. 3rd Street, #103
City/State/Zip: Davis, CA 95616	City/State/Zip: San Jose, CA 95112

**COMPANY REQUESTING RECORDING**

Co. Name: First Centennial Title Company of NV	Escrow # 00218177-016DR
Address: 704 West Nye Lane, Suite 101 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

Of the Charles R. Learned & Iva J. Learned 2008 Trust, established 12-10-08