

A.P.N.: 1418-34-110-051  
File No: 143-2504311 (JL)  
R.P.T.T.: \$3,315.00

When Recorded Mail To: Mail Tax Statements To:  
Nancy R. Hollingsworth and Andrew P. Hollingsworth  
7652 N. Woodson Avenue  
Fresno , CA 93711

### **GRANT, BARGAIN and SALE DEED**

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

Wayne Page, Trustee of the Wayne D. Page Separate Property Trust

do(es) hereby GRANT, BARGAIN and SELL to

Nancy R. Hollingsworth and Andrew P. Hollingsworth, wife and husband as joint tenants  
with right of survivorship

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

**LOTS 10 AND 11 IN BLOCK B, OF LINCOLN PARK, LAKE TAHOE, NEVADA, ACCORDING  
TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER  
OF DOUGLAS COUNTY, NEVADA ON SEPTEMBER 7, 1921 AS DOCUMENT NO. 305.**

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: 05/12/2016

Wayne D. Page

Wayne D. Page Trustee  
Wayne D. Page, Trustee

STATE OF **NEVADA** )

: ss.

COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Wayne D. Page.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 12, 2016** under Escrow No. **143-2504311**.

**See Notary  
Attachment**

# California All-Purpose Certificate of Acknowledgment

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 Sonoma

} s.s.

On 06/21/2016 before me, Debra L. Merritt, notary public  
Name of Notary Public, Title

personally appeared Wayne D. Page  
Name of Signer (1)

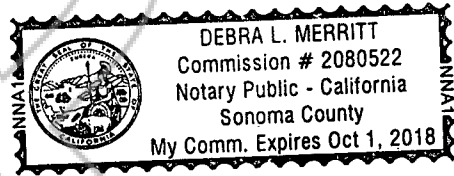
Name of Signer (2)

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.

Debra L. Merritt  
Signature of Notary Public



Seal

### OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- Additional Signer     Signer(s) Thumbprints(s)
- \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-34-110-051
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$850,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$850,000.00
- d) Real Property Transfer Tax Due \$3,315.00

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: Wayne D Page Capacity: Trustee  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Wayne D. Page  
Address: 88 Orile Way  
City: Santa Rosa  
State: CA Zip: 95409

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Nancy R. Hollingsworth  
and Andrew P.  
Print Name: Hollingsworth  
Address: 7652 N. Woodson Avenue  
City: Fresno  
State: CA Zip: 93711

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

First American Title Insurance  
Print Name: Company File Number: 143-2504311 JL/JL  
Address 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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