

APN: 1318-24-311-016

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kenneth A. Baldwin, Esq.
McCormick Barstow LLP
7647 North Fresno Street
Fresno, CA 93720

MAIL TAX STATEMENTS TO:

Stephen D. Warkentin
Lisa M. Warkentin
2382 E. Sawgrass Avenue
Fresno, CA 93730



KAREN ELLISON, RECORDER

E03

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)

Signature: *Kenneth A. Baldwin*
Printed Name: Kenneth A. Baldwin

Attorney
Title

The sole purpose of this conveyance is to recognize the true status of ownership in the real property as community property, which was purchased with community property funds, and the transfer is therefore exempt from Real Property Transfer Tax under NRS 375.090.

GRANT, BARGAIN, AND SALE DEED

*This page added to provide additional information required by NRS 111.312
(additional recording fee applies)*

APN: 1318-24-311-016

GRANT, BARGAIN AND SALE DEED

FOR NO CONSIDERATION, **Stephen D. Warkentin and Lisa M. Warkentin, (who took title as Lisa D. Warkentin), Husband and Wife as Joint Tenants**

hereby GRANT to **Stephen D. Warkentin and Lisa M. Warkentin, Husband and Wife as Community Property**

That real property commonly known as **491 Laurel Lane**, in the City of **Stateline**, County of **Douglas**, State of **Nevada**, bounded and described as:

PARCEL 1:

Lot 4, Block B, as shown on the map of **KINGSBURY HIGHLANDS SUBDIVISION** recorded in the office of the County Recorder of Douglas County, Nevada, on November 21, 1961, in Book 1 of Maps, as Document No. 16916.

PARCEL 2:

An easement for roadway and public utility purposes over the westerly seven and one-half (7 ½) feet of Lot 6 in Block B, and over the easterly seven and one-half (7 ½) feet of Lot 7 in Block B, of **KINGSBURY HIGHLANDS**.

Dated: June 28, 2016

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.

Stephen D. Warkentin

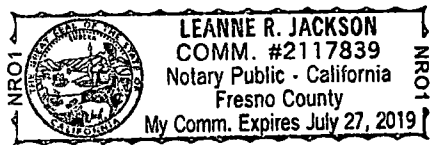
Lisa M. Warkentin
(who took title as Lisa D. Warkentin)

State of California)
County of Fresno)

On June 28, 2016, before me, Leanne R. Jackson, a Notary Public, personally appeared Stephen D. Warkentin and Lisa M. Warkentin, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Notary Public

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1318-24-311-016
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: _____	

3. Total Value/Sales Price of Property: \$ \$0.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ \$0.00
Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 3
b. Explain Reason for Exemption: Conveyance from husband and wife as joint tenants to husband and wife as community property to recognize the true status of the ownership.

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 *Kevin D. Balch* Capacity Lawyer for Grantors

Signature *Kevin D. Balch* Capacity Lawyer for Grantees

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stephen D. & Lisa M. Warkentin
Address: 491 Laurel Lane
City: Stateline
State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stephen D. & Lisa M. Warkentin
Address: 491 Laurel Lane
City: Stateline
State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Kenneth A. Baldwin, Esq. Escrow # File No. 92277-00000
Address: 7647 North Fresno Street
City: Fresno State: CA Zip: 93720

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