

16-

APN#: 1220-17-612-018  
RPTT \$0.00 EXEMPT #7  
**Recording Requested By:**  
Western Title Company, Inc.  
**Escrow No.:** 082946-ARJ



KAREN ELLISON, RECORDER

E03

**When Recorded Mail To:**

Philip M. Bauer  
195 Main Entrance Dr.  
Pittsburgh, PA  
15228

**Mail Tax Statements to: (deeds only)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

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 \_\_\_\_\_  
*Anu Jansse*  
Anu Jansse Escrow Officer

**ORDER FOR DISTRIBUTION**

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

RECEIVED

JUL 21 2015

Douglas County  
District Court Clerk

FILED

2015 JUL 21 AM 11:14

BOBBIE R. WILLIAMS  
CLERK

BY *[Signature]* DEPUTY

JAMES A. BUSSE, JR. SBN 8388  
1026 Silveranch Rd.  
Gardnerville, NV 89410  
(562) 490-1905, FAX (562) 981-0667  
trust@jabusse.com  
Attorney for PHILLIP BAUER.

DISTRICT COURT  
DOUGLAS COUNTY, NEVADA

In the Matter of the Estate of:  
PHILLIP MICHAEL BAUER  
Deceased.

CASE NO: P-14PB-0133

DEPT NO. 2

14 PB 0133

Hearing Date 7/20/2015 Time 1:30 p.m.

ORDER FOR DISTRIBUTION

Upon consideration of the petition of Phillip Michael Bauer Jr., the Court finds that petition is well taken. It is therefore ordered that the property described as:  
949 Sweetwater Dr. Gardnerville, NV 89460 APN 1220-17-612-018 is to be distributed one hundred percent (100%) to the PHILLIP MICHAEL BAUER LIVING TRUST.  
and that reasonable attorney fees of \$3,102.33 be paid to Attorney James A. Busse Jr. for the Attorney services performed for this estate.

DATED THIS THE 21 DAY OF July, 2015

*[Signature]*  
Judge of the District Court

*[Signature]* 7-20-15  
James A. Busse Jr.  
Prepared by James A. Busse Jr. Esq. 8388,  
1026 Silveranch Rd. Gardnerville, NV 89410

COPY

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE September 22, 2016

BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

By *M. Magyari* Deputy

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-17-612-018

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
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 # 7 3  
 b. Explain Reason for Exemption: Transfer from Estate to Trust without consideration per Court Order

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 \_\_\_\_\_ Capacity Escrow Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: The Estate of Philip Michael Bauer  
 Address: 949 Sweetwater Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Philip Michael Bauer, Jr., Successor Trustee of The Philip Michael Bauer Living Trust, dated March 26, 1999  
 Address: 195 Main Entrance Dr  
 City: Pittsburgh  
 State: PA Zip: 15228

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 082946-ARJ